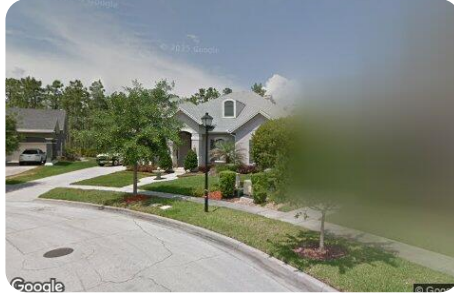


Single Family Residence **RESIDENTIAL**

2420 RIVER RISE CT

ORLANDO, FL 32828

\$620,732 TopHap Estimate · \$186 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,333 ft²

LIVING AREA

0.29 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$621K

\$586K low

\$656K high

Last Sale

\$620,000 · Oct 4, 2024

Est. Owner Equity

\$300,732

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$4,530 (2024)
Assessed Value	\$658,590
Previous Assessed	\$297,244
Assessor Market Value	\$658,590

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.29
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Porch · 415 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 2024	Resale	Warranty Deed	\$620,000	\$186	\$320K
May 21, 2019	Quitclaim	Quit Claim Transfer	\$100	\$0	
Feb 14, 2003	Resale	Grant Deed	\$391,800	\$118	
Jun 25, 2002	Resale	Grant Deed	\$54,000	\$16	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Avalon Elementary School	Elementary	KG–5	0.5 mi
Timber Creek High School	High	9–12	0.6 mi
Avalon Middle School	Middle	6–8	1.3 mi

District: Orange County School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 32828

55 CRIME INDEX	107 AIR POLLUTION	70,208 POPULATION	\$97K MEDIAN IN-COME	72°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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