

Single Family Residence

RESIDENTIAL

2763 RIVER RIDGE DR

ORLANDO, FL 32825

\$415,517 TopHap Estimate · \$217 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,919 ft²

LIVING AREA

0.14 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$416K

\$387K low

\$444K high

Last Sale

\$102,500 · Aug 20, 2004

Est. Owner Equity

\$78,016

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$448 (2024)
Assessed Value	\$167,179
Previous Assessed	\$162,467
Assessor Market Value	\$381,820

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	Yes

Porch · 168 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2004	Resale	Warranty Deed	\$205,000	\$107	
Aug 20, 2004	Resale	Warranty Deed	\$102,500	\$53	
Jun 7, 2001	Resale	Grant Deed	\$163,600	\$85	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.7 mi
University High School	High	9–12	4.8 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 32825

63 CRIME INDEX	114 AIR POLLUTION	66,623 POPULATION	\$70K 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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