

Single Family Residence

RESIDENTIAL

2744 RIVER RIDGE DR

ORLANDO, FL 32825

\$425,822 TopHap Estimate · \$221 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.26 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$426K

\$413K low

\$439K high

Last Sale

\$280,000 · Aug 21, 2019

Est. Owner Equity

\$150,894

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$4,217 (2024)
Assessed Value	\$281,967
Previous Assessed	\$274,020
Assessor Market Value	\$386,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.26
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 249 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 29, 2019	Resale	Warranty Deed	\$280,000	\$146	\$275K
May 14, 2015	Quitclaim	Quit Claim Transfer			\$152K
May 13, 2009	Resale	Warranty Deed	\$181,000	\$94	\$140K
Mar 3, 2003	Quitclaim	Quit Claim Transfer	\$69,000	\$36	\$144K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.6 mi
University High School	High	9–12	4.7 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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