

Single Family Residence

**RESIDENTIAL**

# 2507 RIVER RIDGE DR

ORLANDO, FL 32825

**\$424,724** TopHap Estimate · \$217 / ft<sup>2</sup> · confidence 91 · as of Jun 23, 2026



**4**

BEDS

**3**

BATHS

**1,957 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1997**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$425K**

\$386K low

\$463K high

Last Sale

**\$165,000 · Nov 9, 2010**

Est. Owner Equity

**\$181,131**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,836 (2024) |
| Assessed Value        | \$385,490      |
| Previous Assessed     | \$374,626      |
| Assessor Market Value | \$398,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.12                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | Yes                     |

Porch · 144 ft²

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Sep 10, 2019 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Oct 25, 2010 | Resale          | Warranty Deed       | \$165,000 | \$84   | \$169K |
| Jun 8, 2007  | Non-arms-length | Warranty Deed       | \$320,000 | \$164  | \$288K |
| Nov 23, 2004 | Non-arms-length | Warranty Deed       | \$240,000 | \$123  | \$216K |
| Jan 21, 2000 | Resale          | Grant Deed          | \$154,900 | \$79   | \$147K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Cypress Springs Elementary School | Elementary | KG–5   | 0.6 mi   |
| Legacy Middle School              | Middle     | 6–8    | 2.5 mi   |
| University High School            | High       | 9–12   | 4.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>63</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>66,623</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|