

Single Family Residence

RESIDENTIAL

2801 RIVER RIDGE DR

ORLANDO, FL 32825

\$409,495 TopHap Estimate · \$207 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,976 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$409K

\$373K low

\$446K high

Est. Owner Equity

\$43,817

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$6,387 (2024)
Assessed Value	\$383,770
Previous Assessed	\$369,412
Assessor Market Value	\$383,770

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 75 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 5, 2021	Financing	Warranty Deed			
Feb 23, 2021	Resale	Warranty Deed	\$300,000	\$152	
Feb 23, 2021	Resale	Warranty Deed	\$300,000	\$152	
Aug 14, 2014	Resale	Warranty Deed	\$198,000	\$100	\$198K
Jun 29, 2009	Resale	Corporation Deed	\$170,000	\$86	\$167K
Jun 2, 2009	Recorded document	Trustees Deed			
Jan 26, 2005	Resale	Warranty Deed	\$220,000	\$111	\$176K
Dec 2, 2004	Quitclaim	Quit Claim Transfer			
Oct 16, 2001	Quitclaim	Quit Claim Transfer			\$50K
Sep 18, 2000	Resale	Grant Deed	\$152,500	\$77	\$102K
Mar 11, 1997	Resale	Grant Deed	\$112,000	\$57	

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
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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.