

Single Family Residence **RESIDENTIAL**

2723 RIVER RIDGE DR

ORLANDO, FL 32825

\$379,767 TopHap Estimate · \$228 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,669 ft²

LIVING AREA

0.11 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$380K

\$363K low

\$396K high

Last Sale

\$135,000 · Apr 9, 2013

Est. Owner Equity

\$242,908

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,563 (2024)
Assessed Value	\$176,314
Previous Assessed	\$171,345
Assessor Market Value	\$353,780

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.11
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 235 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 9, 2013	Resale	DTOT	\$135,000	\$81	\$14K
Oct 21, 2009	Resale	Grant Deed	\$151,500	\$91	
Jul 14, 2009	Recorded document	Trustees Deed			
Dec 17, 2004	Resale	Warranty Deed	\$184,000	\$110	\$147K
Oct 15, 2003	Resale	Grant Deed	\$159,000	\$95	\$151K
Jun 28, 2001	Resale	Grant Deed	\$136,000	\$81	\$95K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.5 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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