

Single Family Residence **RESIDENTIAL**

2449 RIVER RIDGE DR

ORLANDO, FL 32825

\$450,845 TopHap Estimate · \$216 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,088 ft²

LIVING AREA

0.13 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$451K

\$434K low

\$468K high

Last Sale

\$266,000 · Mar 8, 2019

Est. Owner Equity

\$207,045

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$4,214 (2024)
Assessed Value	\$281,818
Previous Assessed	\$273,876
Assessor Market Value	\$386,610

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 328 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 4, 2019	Resale	Warranty Deed	\$266,000	\$127	\$246K
May 7, 2008	Resale	Warranty Deed	\$227,500	\$109	\$182K
Sep 20, 2004	Resale	Warranty Deed	\$203,000	\$97	\$162K
May 15, 1998	Resale	Grant Deed	\$129,800	\$62	\$123K

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	4.7 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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