

Single Family Residence **RESIDENTIAL**

2450 RIVER RISE CT

ORLANDO, FL 32828

\$686,659 TopHap Estimate · \$227 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,028 ft²

LIVING AREA

0.28 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$687K

\$605K low

\$768K high

Last Sale

\$278,800 · Feb 1, 2011

Est. Owner Equity

\$237,609

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,239 (2024)
Assessed Value	\$287,302
Previous Assessed	\$279,205
Assessor Market Value	\$619,850

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.28
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Porch · 399 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 28, 2011	Resale	Warranty Deed	\$278,800	\$92	\$223K
Nov 23, 2010	Non-arms-length	Trustees Deed	\$209,100	\$69	
Mar 4, 2003	Resale	Grant Deed	\$359,600	\$119	\$288K
Aug 20, 2002	Resale	Grant Deed	\$54,000	\$18	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Avalon Elementary School	Elementary	KG–5	0.5 mi
Timber Creek High School	High	9–12	0.6 mi
Avalon Middle School	Middle	6–8	1.3 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 32828

55 CRIME INDEX	107 AIR POLLUTION	70,208 POPULATION	\$97K 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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