

Single Family Residence **RESIDENTIAL**

2724 RIVER RIDGE DR

ORLANDO, FL 32825

\$426,045 TopHap Estimate · \$221 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.12 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$426K

\$413K low

\$439K high

Last Sale

\$272,256 · Jul 30, 2018

Est. Owner Equity

\$115,343

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,136 (2024)
Assessed Value	\$276,841
Previous Assessed	\$269,039
Assessor Market Value	\$390,750

PROPERTY FACTS

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

Porch · 33 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2018	Resale	Warranty Deed	\$272,256	\$142	\$267K
Dec 21, 2016	Financing	Grant Deed			\$150M
Sep 16, 2016	Resale	Warranty Deed	\$233,000	\$121	
Jun 1, 2016	Resale	Grant Deed	\$174,000	\$90	
Apr 20, 2016	Non-arms-length	Trustees Deed	\$170,100	\$88	
Aug 4, 2003	Resale	Grant Deed	\$178,000	\$93	\$178K
Jan 2, 1997	Resale	Grant Deed	\$110,700	\$58	\$105K

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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