

Single Family Residence **RESIDENTIAL**

2469 RIVER RIDGE DR

ORLANDO, FL 32825

\$430,406 TopHap Estimate · \$215 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,998 ft²
LIVING AREA

0.13 ac
LOT SIZE

1996
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$430K

\$414K low

\$447K high

Last Sale

\$295,000 · Oct 3, 2018

Est. Owner Equity

\$150,156

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,356 (2024)
Assessed Value	\$290,856
Previous Assessed	\$282,659
Assessor Market Value	\$405,220

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 74 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2022	Financing	Intrafamily Transfer			
Sep 28, 2018	Resale	Warranty Deed	\$295,000	\$148	\$280K
Aug 1, 2014	Quitclaim	Quit Claim Transfer			
Jun 11, 2014	Resale	Grant Deed	\$175,100	\$88	
Feb 13, 2014	Non-arms-length	Trustees Deed	\$150,900	\$76	
Dec 16, 2002	Resale	Grant Deed	\$159,900	\$80	\$152K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 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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