

Single Family Residence **RESIDENTIAL**

2618 RIVER RIDGE DR

ORLANDO, FL 32825

\$424,119 TopHap Estimate · \$220 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,924 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$424K

\$405K low

\$443K high

Last Sale

\$185,500 · Oct 23, 2013

Est. Owner Equity

\$165,674

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,711 (2024)
Assessed Value	\$185,759
Previous Assessed	\$180,524
Assessor Market Value	\$371,080

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 186 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2020	Resale	Correction Deed	\$185,500	\$96	
Oct 15, 2013	Resale	Special Warranty Deed	\$185,500	\$96	\$170K
May 15, 2013	Foreclosure sale	Trustees Deed	\$157,100	\$82	
Aug 19, 2005	Resale	Warranty Deed	\$267,000	\$139	\$214K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.5 mi
Legacy Middle School	Middle	6–8	2.5 mi
University High School	High	9–12	4.6 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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