

Single Family Residence

RESIDENTIAL

2251 RIVER RIDGE RD

DELAND, FL 32720

\$733,347 TopHap Estimate · \$306 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,400 ft²

LIVING AREA

0.53 ac

LOT SIZE

1962

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$733K

\$666K low

\$801K high

Last Sale

\$665,000 · Nov 6, 2023

Est. Owner Equity

\$201,347

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$9,471 (2025)
Assessed Value	\$491,655
Previous Assessed	\$477,799
Assessor Market Value	\$567,877

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.53
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Forced Air
Cooling	Yes
Pool	No

Patio · 856 ft²

Porch · 859 ft²

Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 2, 2023	Resale	Warranty Deed	\$665,000	\$277	\$532K
Oct 19, 2023	Financing	Correction Deed			
Dec 23, 2005	Quitclaim	Quit Claim Transfer			
Jun 23, 2005	Quitclaim	Quit Claim Transfer			
May 30, 2001	Resale	Grant Deed	\$245,000	\$102	\$196K
Jun 19, 1997	Quitclaim	Quit Claim Transfer			\$31K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodward Avenue Elementary School	Elementary	KG–5	2.5 mi
Southwestern Middle School	Middle	6–8	3.0 mi
DeLand High School	High	9–12	5.9 mi

District: Volusia 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 32720

90 CRIME INDEX	99 AIR POLLUTION	35,468 POPULATION	\$63K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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