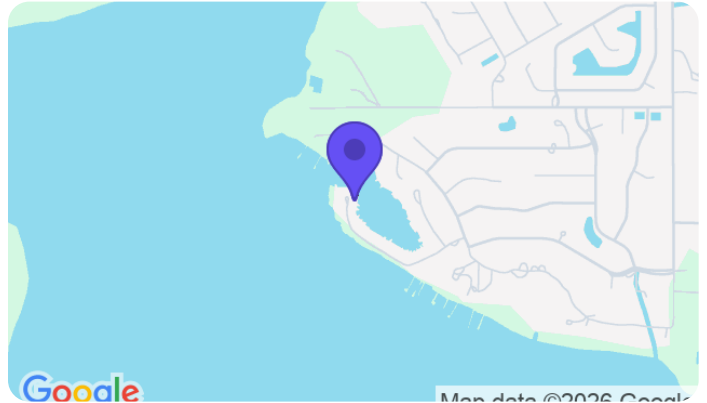


Single Family Residence **RESIDENTIAL**

1415 RIVIERA DR

KISSIMMEE, FL 34744

\$681,583 TopHap Estimate · \$184 / ft² · confidence 90 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,705 ft²
LIVING AREA

0.23 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$682K

\$617K low

\$747K high

Est. Owner Equity

\$236,283

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$9,134 (2025)
Assessed Value	\$648,700
Previous Assessed	\$638,000
Assessor Market Value	\$648,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Osceola
Lot (acres)	0.23
Foundation	Footing
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Finished
Pool	Yes

Deck · 428 ft²

Patio · 247 ft²

Porch · 864 ft²

Boat access

CLIMATE RISK

35 FLOOD	36 WILDFIRE	98 HEAT	67 STORM	32 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

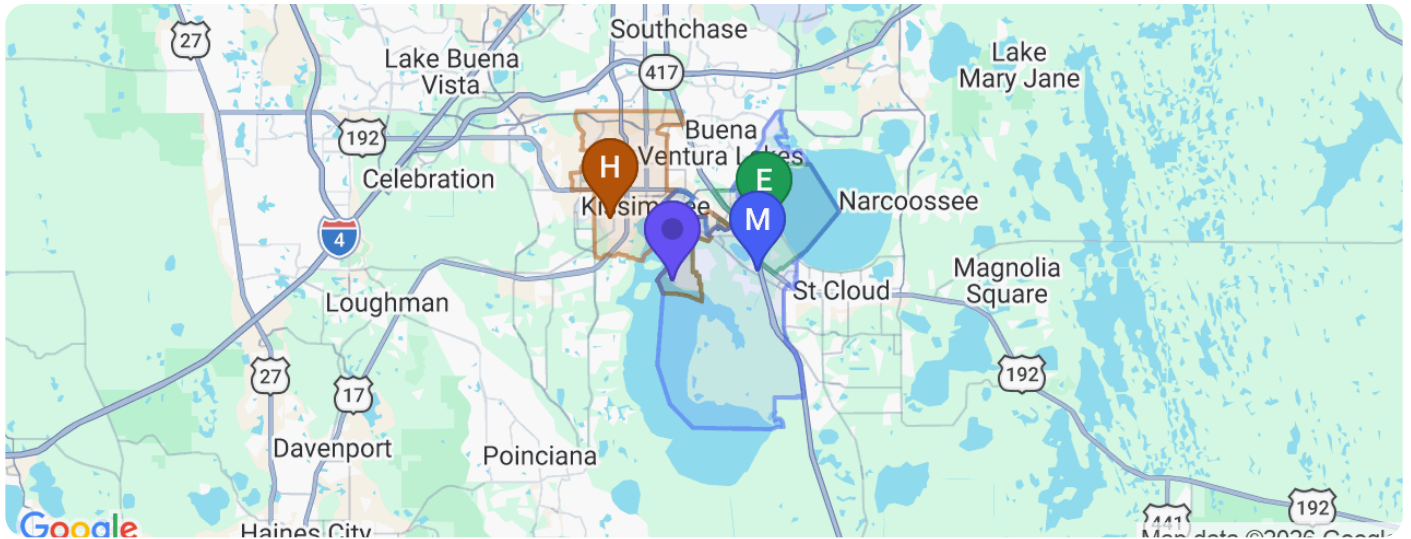
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2016	Quitclaim	Quit Claim Transfer			
Mar 10, 2016	Quitclaim	Quit Claim Transfer			
Jun 4, 2001	Resale	Grant Deed	\$385,000	\$104	\$275K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Neptune Middle School	Middle	6–8	3.3 mi
Osceola High School	High	9–12	3.4 mi
Partin Settlement Elementary School	Elementary	KG–5	4.0 mi

District: Osceola 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 34744

75 CRIME INDEX	157 AIR POLLUTION	73,736 POPULATION	\$63K 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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