

Single Family Residence **RESIDENTIAL**

2216 RIVER RIDGE RD

DELAND, FL 32720

\$409,217 TopHap Estimate · \$292 / ft² · confidence 90 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,400 ft²
LIVING AREA

0.75 ac
LOT SIZE

1974
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$409K

\$368K low

\$450K high

Last Sale

\$400,000 · Oct 3, 2025

Est. Owner Equity

\$16,462

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$5,354 (2025)
Assessed Value	\$253,445
Previous Assessed	\$165,977
Assessor Market Value	\$253,445

PROPERTY FACTS

Property Type	Single Family Residence
County	Volusia
Lot (acres)	0.75
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Forced Air
Cooling	Yes
Pool	No

Shed · 80 ft² Patio · 84 ft² Porch · 854 ft² Boat access

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2025	Resale	Warranty Deed	\$400,000	\$286	\$393K
Aug 20, 2022	Financing	Intrafamily Transfer			
Jan 5, 2022	Resale	Warranty Deed	\$294,000	\$210	
Dec 20, 1999	Resale	Grant Deed	\$145,000	\$104	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodward Avenue Elementary School	Elementary	KG–5	2.3 mi
Southwestern Middle School	Middle	6–8	2.8 mi
DeLand High School	High	9–12	5.7 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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