

Single Family Residence

RESIDENTIAL

2478 RIVER RIDGE DR

ORLANDO, FL 32825

\$421,041 TopHap Estimate · \$234 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,798 ft²

LIVING AREA

0.14 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$421K

\$395K low

\$447K high

Last Sale

\$122,700 · Jan 25, 1999

Est. Owner Equity

\$244,516

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$5,752 (2024)
Assessed Value	\$347,706
Previous Assessed	\$349,268
Assessor Market Value	\$362,740

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 186 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 5, 2005	Quitclaim	Quit Claim Transfer	\$184,300	\$103	
Jun 8, 2005	Quitclaim	Quit Claim Transfer	\$90,000	\$50	
Sep 24, 2004	Non-arms-length	Warranty Deed	\$205,000	\$114	\$185K
Jan 25, 1999	Non-arms-length	Trustees Deed	\$26,000	\$14	
Jan 25, 1999	Resale	Trustees Deed	\$122,700	\$68	\$110K

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	4.6 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	Absentee owner
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