

Single Family Residence **RESIDENTIAL**

2556 RIVER RIDGE DR

ORLANDO, FL 32825

\$474,109 TopHap Estimate · \$204 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,319 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$474K

\$455K low

\$493K high

Last Sale

\$131,800 · Jan 6, 1999

Est. Owner Equity

\$273,009

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$2,843 (2024)
Assessed Value	\$194,159
Previous Assessed	\$188,687
Assessor Market Value	\$427,640

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.12
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 180 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 6, 1999	Resale	Trustees Deed	\$131,800	\$57	\$105K
Jan 6, 1999	Non-arms-length	Trustees Deed	\$26,000	\$11	

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	4.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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