

Single Family Residence

RESIDENTIAL

2602 RIVER RIDGE DR

ORLANDO, FL 32825

\$439,304 TopHap Estimate · \$199 / ft² · confidence 91 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,204 ft²

LIVING AREA

0.13 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$439K

\$400K low

\$479K high

Last Sale

\$206,000 · Oct 18, 2004

Est. Owner Equity

\$184,504

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$2,462 (2024)
Assessed Value	\$169,817
Previous Assessed	\$165,031
Assessor Market Value	\$411,700

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Pool	No

Porch · 144 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 18, 2004	Resale	Warranty Deed	\$206,000	\$93	\$165K
Jul 21, 2004	Resale	Warranty Deed	\$113,000	\$51	

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	4.6 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------