

Single Family Residence **RESIDENTIAL**

## 2562 ROSE RIDGE CIR

ORLANDO, FL 32839

**\$289,638** TopHap Estimate · \$235 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,232 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**1**

PARKING

### VALUATION

**\$290K**

\$277K low

\$302K high

Est. Owner Equity

**\$289,638**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,636 (2024) |
| Assessed Value        | \$270,710      |
| Previous Assessed     | \$261,500      |
| Assessor Market Value | \$270,710      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Orange                  |
| Lot (acres)   | 0.12                    |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 25 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN  |
|--------------|-----------|-----------------------|-----------|--------|-------|
| Sep 9, 2022  | Financing | Warranty Deed         |           |        |       |
| Aug 5, 2021  | Resale    | Special Warranty Deed | \$240,500 | \$195  |       |
| Mar 25, 2013 | Quitclaim | Quit Claim Transfer   | \$37,000  | \$30   |       |
| Oct 8, 2010  | Resale    | Warranty Deed         | \$100,000 | \$81   | \$77K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Palmetto Elementary School | Elementary | PK–5   | 0.3 mi   |
| Westridge Middle School    | Middle     | 6–8    | 0.8 mi   |
| Oak Ridge High School      | High       | 9–12   | 1.7 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 32839

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>126</b><br>CRIME INDEX | <b>146</b><br>AIR POLLUTION | <b>64,055</b><br>POPULATION | <b>\$49K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|