

Single Family Residence **RESIDENTIAL**

2596 RIVER RIDGE DR

ORLANDO, FL 32825

\$419,144 TopHap Estimate · \$224 / ft² · confidence 98 · as of Jul 14, 2026



5

BEDS

2

BATHS

1,874 ft²

LIVING AREA

0.13 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$419K

\$410K low

\$428K high

Last Sale

\$116,700 · Oct 15, 1998

Est. Owner Equity

\$219,144

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$2,602 (2025)
Assessed Value	\$372,340
Assessor Market Value	\$372,340

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.13
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Porch · 153 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 23, 2026	Financing	Mortgage			\$200K
Feb 5, 2020	Quitclaim	Quit Claim Transfer			

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

OWNERSHIP

Occupancy	Owner occupied
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