

Single Family Residence **RESIDENTIAL**

2453 RIVER RIDGE DR

ORLANDO, FL 32825

\$413,928 TopHap Estimate · \$211 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,962 ft²

LIVING AREA

0.14 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$414K

\$388K low

\$440K high

Last Sale

\$197,900 · Jun 17, 2004

Est. Owner Equity

\$413,928

TAX & ASSESSMENT

Property Tax	\$2,280 (2025)
Assessed Value	\$157,224
Assessor Market Value	\$361,670

PROPERTY FACTS

Property Type	Single Family Residence
County	ORANGE
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 17, 2025	Quitclaim	Quit Claim Transfer			
Jun 17, 2004	Resale	Grant Deed	\$197,900	\$101	
Apr 5, 2001	Resale	Grant Deed	\$139,500	\$71	\$126K
Apr 3, 1998	Resale	Grant Deed	\$114,000	\$58	\$60K

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	4.7 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 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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