

Single Family Residence

RESIDENTIAL

2406 RIVER RIDGE DR

ORLANDO, FL 32825

\$344,663 TopHap Estimate · \$221 / ft² · confidence 91 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,559 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$345K

\$314K low

\$376K high

Last Sale

\$122,000 · Mar 17, 2011

Est. Owner Equity

\$128,375

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$5,211 (2024)
Assessed Value	\$313,917
Previous Assessed	\$311,359
Assessor Market Value	\$322,800

PROPERTY FACTS

Property Type	Single Family Residence
County	Orange
Lot (acres)	0.15
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 235 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 3, 2011	Resale	Special Warranty Deed	\$122,000	\$78	\$119K
Jun 29, 2010	Recorded document	Grant Deed			
May 27, 2010	Foreclosure sale	Trustees Deed			
May 10, 2004	Resale	Grant Deed	\$159,000	\$102	\$164K
Jan 19, 2000	Resale	Grant Deed	\$114,000	\$73	\$91K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Cypress Springs Elementary School	Elementary	KG–5	0.6 mi
Legacy Middle School	Middle	6–8	2.7 mi
University High School	High	9–12	4.8 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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