

Single Family Residence

RESIDENTIAL

2246 RIVER RIDGE RD

DELAND, FL 32720

\$377,961 TopHap Estimate · \$196 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,927 ft²

LIVING AREA

0.54 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

VALUATION

\$378K

\$354K low

\$401K high

Last Sale

\$340,000 · May 18, 2022

Est. Owner Equity

\$377,961

TAX & ASSESSMENT

Property Tax	\$5,793 (2025)
Assessed Value	\$287,296
Previous Assessed	\$288,368
Assessor Market Value	\$287,296

PROPERTY FACTS

Property Type	Single Family Residence
County	VOLUSIA
Lot (acres)	0.54
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Canal Front

Porch · 713 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2022	Resale	Warranty Deed	\$340,000	\$176	
Jun 30, 2016	Resale	Warranty Deed	\$175,000	\$91	\$140K
Aug 19, 2015	Quitclaim	Quit Claim Transfer			
Sep 5, 2002	Resale	Grant Deed	\$135,000	\$70	\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Woodward Avenue Elementary School	Elementary	KG–5	2.5 mi
Southwestern Middle School	Middle	6–8	3.0 mi
DeLand High School	High	9–12	5.9 mi

District: Volusia 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 32720

90 CRIME INDEX	99 AIR POLLUTION	35,468 POPULATION	\$63K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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