

Single Family Residence **RESIDENTIAL**

2504 RIVER RIDGE DR

ORLANDO, FL 32825

\$404,627 TopHap Estimate · \$210 / ft² · confidence 92 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,926 ft²

LIVING AREA

0.11 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$405K

\$372K low

\$437K high

Last Sale

\$200,000 · Sep 29, 2015

Est. Owner Equity

\$0

Loan-to-Value

358%

TAX & ASSESSMENT

Property Tax	\$5,973 (2024)
Assessed Value	\$361,249
Previous Assessed	\$365,079
Assessor Market Value	\$379,180

PROPERTY FACTS

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

Porch · 36 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2018	Recorded document	Grant Deed	\$100	\$0	
Sep 24, 2015	Resale	Warranty Deed	\$200,000	\$104	
Jul 5, 2013	Quitclaim	Quit Claim Transfer			
Jul 5, 2013	Quitclaim	Quit Claim Transfer			
Oct 26, 2011	Quitclaim	Quit Claim Transfer			
Feb 25, 2011	Recorded document	Warranty Deed			
Feb 9, 2011	Non-arms-length	Warranty Deed	\$130,000	\$67	
Feb 8, 2011	Non-arms-length	Trustees Deed	\$102,800	\$53	

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.