

Single Family Residence **RESIDENTIAL**

2563 RIVER RIDGE DR

ORLANDO, FL 32825

\$398,095 TopHap Estimate · \$230 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,728 ft²

LIVING AREA

0.12 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$398K

\$390K low

\$406K high

Est. Owner Equity

\$155,095

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,064 (2024)
Assessed Value	\$144,381
Previous Assessed	\$140,312
Assessor Market Value	\$343,840

PROPERTY FACTS

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

Porch · 186 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2022	Financing	Re-Recorded Document			
Jun 2, 2022	Financing	Intrafamily Transfer			
Mar 3, 2016	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	4.5 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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