

Single Family Residence

RESIDENTIAL

4622 RIVER RIDGE DR

LEESBURG, FL 34748

\$254,985 TopHap Estimate · \$166 / ft² · confidence 90 · as of Jun 23, 2026

2

BEDS

2

BATHS

1,538 ft²

LIVING AREA

0.15 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$255K

\$229K low

\$280K high

Last Sale

\$245,000 · Jan 25, 2024

Est. Owner Equity

\$58,985

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$3,629 (2024)

Assessed Value

\$221,009

Previous Assessed

\$215,817

Assessor Market Value

\$221,009

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.15
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 241 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 24, 2024	Resale	Warranty Deed	\$245,000	\$159	\$196K
Jul 23, 2013	Quitclaim	Quit Claim Transfer	\$37,200	\$24	\$77K
Aug 30, 2006	Resale	Warranty Deed	\$202,000	\$131	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.4 mi
Oak Park Middle School	Middle	6–8	5.4 mi
Leesburg High School	High	9–12	5.7 mi

District: Lake 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 34748

123 CRIME INDEX	192 AIR POLLUTION	44,487 POPULATION	\$56K MEDIAN IN-COME	71°F AVG TEMP	66% SUNSHINE
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------