

Single Family Residence **RESIDENTIAL**

3570 WIND RIVER RUN

CLERMONT, FL 34711

\$455,341 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,526 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$455K

\$430K low

\$481K high

Last Sale

\$171,500 · Sep 22, 2009

Est. Owner Equity

\$318,516

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,258 (2024)
Assessed Value	\$173,330
Previous Assessed	\$168,290
Assessor Market Value	\$394,675

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 200 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 11, 2009	Resale	Special Warranty Deed	\$171,500	\$68	\$168K
Jul 7, 2009	Recorded document	Trustees Deed			
Jun 23, 2009	Foreclosure sale	Trustees Deed			
Jan 8, 2007	Resale	Grant Deed	\$379,200	\$150	\$303K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.6 mi
Lost Lake Elementary School	Elementary	PK–5	2.9 mi
East Ridge High School	High	9–12	3.3 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.

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 NEIGHBORHOOD · ZIP 34711

51 CRIME INDEX	201 AIR POLLUTION	81,078 POPULATION	\$83K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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