

Single Family Residence

RESIDENTIAL

3554 WIND RIVER RUN

CLERMONT, FL 34711

\$464,428 TopHap Estimate · \$177 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,624 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$464K

\$436K low

\$493K high

Last Sale

\$268,000 · Apr 14, 2017

Est. Owner Equity

\$259,428

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,722 (2025)
Assessed Value	\$271,690
Previous Assessed	\$272,220
Assessor Market Value	\$392,447

PROPERTY FACTS

Property Type	Single Family Residence
County	LAKE
Lot (acres)	0.24
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 359 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2017	Resale	Warranty Deed	\$268,000	\$102	\$180K
Nov 14, 2008	Resale	Grant Deed	\$194,000	\$74	\$191K
Sep 17, 2008	Recorded document	Trustees Deed			
Sep 17, 2008	Recorded document	Trustees Deed			
Oct 30, 2006	Resale	Special Warranty Deed	\$384,200	\$146	\$307K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.6 mi
Lost Lake Elementary School	Elementary	PK–5	2.8 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.

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.

OWNERSHIP

Occupancy	Owner occupied
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