

Single Family Residence **RESIDENTIAL**

3550 WIND RIVER RUN

CLERMONT, FL 34711

\$568,284 TopHap Estimate · \$174 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,269 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$568K

\$536K low

\$601K high

Last Sale

\$315,000 · Nov 27, 2017

Est. Owner Equity

\$182,722

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$4,502 (2024)
Assessed Value	\$309,830
Previous Assessed	\$300,810
Assessor Market Value	\$473,154

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 343 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 9, 2017	Resale	Warranty Deed	\$315,000	\$96	\$315K
May 15, 2009	Resale	Grant Deed	\$179,900	\$55	\$144K
Oct 28, 2008	Recorded document	Trustees Deed			
Oct 28, 2008	Recorded document	Trustees Deed			
Sep 15, 2006	Resale	Grant Deed	\$410,300	\$126	\$390K

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	3.2 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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