

Single Family Residence **RESIDENTIAL**

3522 WIND RIVER RUN

CLERMONT, FL 34711

\$588,944 TopHap Estimate · \$180 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,269 ft²

LIVING AREA

0.3 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$589K

\$562K low

\$616K high

Last Sale

\$248,000 · Jul 29, 2013

Est. Owner Equity

\$396,944

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$4,063 (2024)
Assessed Value	\$279,080
Previous Assessed	\$270,960
Assessor Market Value	\$475,821

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.30
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
Jul 22, 2013	Recorded document	Warranty Deed			
Jul 22, 2013	Resale	Warranty Deed	\$248,000	\$76	\$192K
Mar 16, 2009	Resale	Grant Deed	\$225,000	\$69	\$206K
Feb 24, 2009	Recorded document	Trustees Deed			
Nov 13, 2008	Recorded document	Trustees Deed			
Jan 29, 2007	Resale	Grant Deed	\$464,900	\$142	\$372K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.5 mi
Lost Lake Elementary School	Elementary	PK–5	2.7 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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