

Single Family Residence **RESIDENTIAL**

4349 RIVER RIDGE DR

LEESBURG, FL 34748

\$255,609 TopHap Estimate · \$156 / ft² · confidence 92 · as of Jul 14, 2026

2
BEDS

2
BATHS

1,639 ft²
LIVING AREA

0.2 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$256K

\$235K low

\$276K high

Last Sale

\$260,000 · Jul 7, 2025

Est. Owner Equity

\$255,609

TAX & ASSESSMENT

Property Tax	\$3,037 (2024)
Assessed Value	\$216,515
Previous Assessed	\$216,515
Assessor Market Value	\$216,515

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.20
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Patio · 128 ft²

Porch · 217 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2025	Resale	Warranty Deed	\$260,000	\$159	
Jun 16, 2022	Financing	Intrafamily Transfer			
Nov 22, 2021	Financing	Intrafamily Transfer			\$192K
Jun 16, 2021	Resale	Warranty Deed	\$212,100	\$129	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.3 mi
Oak Park Middle School	Middle	6–8	5.3 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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