

Single Family Residence

RESIDENTIAL

4405 RIVER RIDGE DR

LEESBURG, FL 34748

\$231,544 TopHap Estimate · \$137 / ft² · confidence 96 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,689 ft²

LIVING AREA

0.19 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$232K

\$221K low

\$242K high

Est. Owner Equity

\$197,544

Loan-to-Value

14%

TAX & ASSESSMENT

Property Tax

\$1,836 (2024)

Assessed Value

\$117,980

Previous Assessed

\$114,550

Assessor Market Value

\$216,729

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 · 260 ft²

Porch · 48 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 6, 2013	Quitclaim	Quit Claim Transfer			

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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