

Single Family Residence

RESIDENTIAL

# 4517 RIVER RIDGE DR

LEESBURG, FL 34748

**\$227,014** TopHap Estimate · \$158 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**2**

BEDS

**2**

BATHS

**1,441 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$227K**

\$208K low

\$246K high

Last Sale

**\$175,000 · Jun 21, 2018**

Est. Owner Equity

**\$102,014**

Loan-to-Value

**53%**

## TAX & ASSESSMENT

Property Tax

**\$2,386 (2024)**

Assessed Value

**\$158,540**

Previous Assessed

**\$153,930**

Assessor Market Value

**\$203,658**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Lake                       |
| Lot (acres)   | 0.16                       |
| Construction  | Steel Frame                |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Finished           |
| Pool          | No                         |

Patio · 153 ft²

Porch · 256 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Apr 12, 2024 | Financing | Intrafamily Transfer |           |        |        |
| Jun 19, 2018 | Resale    | Warranty Deed        | \$175,000 | \$121  | \$125K |
| Aug 11, 2017 | Resale    | Warranty Deed        | \$147,500 | \$102  | \$152K |
| Sep 18, 2012 | Resale    | Deed                 | \$110,000 | \$76   | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Leesburg Elementary School | Elementary | PK–5   | 5.4 mi   |
| Oak Park Middle School     | Middle     | 6–8    | 5.4 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

|                                       |                                         |                                         |                                            |                                     |                                    |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>123</div> <div>CRIME INDEX</div> | <div>192</div> <div>AIR POLLUTION</div> | <div>44,487</div> <div>POPULATION</div> | <div>\$56K</div> <div>MEDIAN IN-COME</div> | <div>71°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|---------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|