

Single Family Residence

RESIDENTIAL

4529 RIVER RIDGE DR

LEESBURG, FL 34748

\$271,373 TopHap Estimate · \$156 / ft² · confidence 96 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,741 ft²

LIVING AREA

0.2 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$271K

\$261K low

\$281K high

Last Sale

\$215,000 · Mar 3, 2021

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax

\$3,880 (2025)

Assessed Value

\$230,295

Previous Assessed

\$229,534

Assessor Market Value

\$230,295

PROPERTY FACTS

Property Type	Single Family Residence
County	LAKE
Lot (acres)	0.20
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

Patio · 230 ft²

Porch · 254 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2021	Resale	Warranty Deed	\$215,000	\$123	\$172K

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

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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