

Single Family Residence

RESIDENTIAL

# 4725 RIVER RIDGE DR

LEESBURG, FL 34748

**\$242,084** TopHap Estimate · \$139 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**2**

BEDS

**2**

BATHS

**1,744 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$242K**

\$232K low

\$252K high

Est. Owner Equity

**\$242,084**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,016 (2024)</b> |
| Assessed Value        | <b>\$131,300</b>      |
| Previous Assessed     | <b>\$127,480</b>      |
| Assessor Market Value | <b>\$225,290</b>      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Lake                       |
| Lot (acres)   | 0.15                       |
| Construction  | Steel Frame                |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Shingle                    |
| Heating       | Forced Air                 |
| Cooling       | Central                    |
| Garage        | Garage, Finished           |
| Pool          | No                         |

Porch · 258 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Nov 30, 2011 | Recorded document | Warranty Deed |       |        |      |

## 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   | 5.6 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**

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

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|