

Single Family Residence **RESIDENTIAL**

3526 WIND RIVER RUN

CLERMONT, FL 34711

\$454,139 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,332 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$454K

\$433K low

\$475K high

Last Sale

\$240,000 · Apr 11, 2008

Est. Owner Equity

\$112,273

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$2,175 (2024)
Assessed Value	\$168,460
Previous Assessed	\$163,560
Assessor Market Value	\$381,098

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 327 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 19, 2016	Quitclaim	Quit Claim Transfer			
Mar 20, 2008	Resale	Corporation Deed	\$240,000	\$103	\$192K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.5 mi
Lost Lake Elementary School	Elementary	PK–5	2.8 mi
East Ridge High School	High	9–12	3.2 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.

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 NEIGHBORHOOD · ZIP 34711

51 CRIME INDEX	201 AIR POLLUTION	81,078 POPULATION	\$83K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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