

Single Family Residence

RESIDENTIAL

3551 WIND RIVER RUN

CLERMONT, FL 34711

\$446,810 TopHap Estimate · \$197 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,263 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$447K

\$423K low

\$471K high

Last Sale

\$150,000 · Dec 9, 2011

Est. Owner Equity

\$411,810

Loan-to-Value

8%

TAX & ASSESSMENT

Property Tax	\$2,117 (2024)
Assessed Value	\$165,100
Previous Assessed	\$160,300
Assessor Market Value	\$374,766

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 303 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 31, 2012	Quitclaim	Quit Claim Transfer			
Oct 25, 2011	Resale	Special Warranty Deed	\$150,000	\$66	\$35K
Dec 10, 2010	Foreclosure sale	Trustees Deed			
Dec 10, 2010	Foreclosure sale	Trustees Deed			
Apr 25, 2007	Resale	Grant Deed	\$380,000	\$168	\$304K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.6 mi
Lost Lake Elementary School	Elementary	PK–5	2.9 mi
East Ridge High School	High	9–12	3.3 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 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.

| OWNERSHIP

Occupancy	Owner occupied
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