

Single Family Residence **RESIDENTIAL**

3531 WIND RIVER RUN

CLERMONT, FL 34711

\$475,609 TopHap Estimate · \$187 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,539 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$476K

\$448K low

\$503K high

Last Sale

\$372,000 · Mar 14, 2007

Est. Owner Equity

\$285,609

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,503 (2024)
Assessed Value	\$187,670
Previous Assessed	\$187,670
Assessor Market Value	\$406,845

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 · 413 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2025	Financing	Intrafamily Transfer			
Mar 12, 2007	Resale	Grant Deed	\$372,000	\$147	\$200K

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.

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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