

Single Family Residence **RESIDENTIAL**

3527 WIND RIVER RUN

CLERMONT, FL 34711

\$490,453 TopHap Estimate · \$194 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,526 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$490K

\$468K low

\$513K high

Last Sale

\$432,700 · Dec 4, 2006

Est. Owner Equity

\$84,953

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$2,617 (2024)
Assessed Value	\$194,390
Previous Assessed	\$188,730
Assessor Market Value	\$417,846

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	Indoor Pool

Porch · 413 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2006	Resale	Grant Deed	\$432,700	\$171	\$346K

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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