

Single Family Residence **RESIDENTIAL**

3523 WIND RIVER RUN

CLERMONT, FL 34711

\$532,870 TopHap Estimate · \$184 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,897 ft²

LIVING AREA

0.26 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$533K

\$502K low

\$564K high

Last Sale

\$325,200 · Jul 23, 2018

Est. Owner Equity

\$236,870

Loan-to-Value

54%

TAX & ASSESSMENT

Property Tax	\$4,158 (2024)
Assessed Value	\$284,690
Previous Assessed	\$276,400
Assessor Market Value	\$435,658

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	No

Porch · 297 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2018	Resale	Warranty Deed	\$325,200	\$112	\$260K
Aug 24, 2007	Resale	Special Warranty Deed	\$319,900	\$110	\$320K

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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