

Single Family Residence

RESIDENTIAL

4520 RIVER RIDGE DR

LEESBURG, FL 34748

\$230,797 TopHap Estimate · \$160 / ft² · confidence 86 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,446 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$231K

\$200K low

\$262K high

Last Sale

\$104,100 · Oct 1, 1997

Est. Owner Equity

\$180,797

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax

\$1,596 (2024)

Assessed Value

\$124,510

Previous Assessed

\$120,890

Assessor Market Value

\$211,743

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.15
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Single
Garage	Garage, Finished
Pool	No

Patio · 280 ft²

Porch · 266 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 1, 1997	Resale	Grant Deed	\$104,100	\$72	\$50K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.4 mi
Oak Park Middle School	Middle	6–8	5.4 mi
Leesburg High School	High	9–12	5.8 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 34748

123 CRIME INDEX	192 AIR POLLUTION	44,487 POPULATION	\$56K MEDIAN IN-COME	71°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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