

Single Family Residence

RESIDENTIAL

4446 RIVER RIDGE DR

LEESBURG, FL 34748

\$282,222 TopHap Estimate · \$148 / ft² · confidence 87 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,910 ft²

LIVING AREA

0.17 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$282K

\$246K low

\$318K high

Last Sale

\$315,000 · Mar 19, 2024

Est. Owner Equity

\$282,222

TAX & ASSESSMENT

Property Tax

\$3,650 (2025)

Assessed Value

\$252,287

Previous Assessed

\$251,459

Assessor Market Value

\$252,287

PROPERTY FACTS

Property Type	Single Family Residence
County	LAKE
Lot (acres)	0.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Central
Garage	Garage, Attached
Pool	No

Deck

Patio · 120 ft²

Porch · 270 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2026	Quitclaim	Quit Claim Transfer	\$100	\$0	
Feb 20, 2024	Resale	Warranty Deed	\$315,000	\$165	
May 17, 2022	Financing	Intrafamily Transfer			

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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