

Single Family Residence **RESIDENTIAL**

# 3558 WIND RIVER RUN

CLERMONT, FL 34711

**\$479,158** TopHap Estimate · \$191 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,508 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$479K**

\$451K low

\$508K high

Last Sale

**\$418,500 · Nov 7, 2006**

Est. Owner Equity

**\$227,580**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,283 (2024) |
| Assessed Value        | \$179,810      |
| Previous Assessed     | \$174,580      |
| Assessor Market Value | \$397,651      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Lake                                  |
| Lot (acres)   | 0.24                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Foundation    | Mat/Raft Foundation (Slab)            |
| Roof          | Shingle                               |
| Heating       | Forced Air                            |
| Cooling       | Central                               |
| Garage        | Garage, Finished                      |
| Pool          | No                                    |

Porch · 435 ft²

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|-------------|--------|-----------------------|-----------|--------|--------|
| Nov 3, 2006 | Resale | Special Warranty Deed | \$418,500 | \$167  | \$272K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Windy Hill Middle School    | Middle     | 6–8    | 1.6 mi   |
| Lost Lake Elementary School | Elementary | PK–5   | 2.8 mi   |
| East Ridge High School      | High       | 9–12   | 3.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>51</div> <div>CRIME INDEX</div> | <div>201</div> <div>AIR POLLUTION</div> | <div>81,078</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>72°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|