

Single Family Residence **RESIDENTIAL**

3534 WIND RIVER RUN

CLERMONT, FL 34711

\$475,008 TopHap Estimate · \$202 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,350 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$475K

\$451K low

\$499K high

Last Sale

\$270,000 · May 24, 2016

Est. Owner Equity

\$225,008

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$3,720 (2024)
Assessed Value	\$259,000
Previous Assessed	\$251,460
Assessor Market Value	\$392,115

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 · 759 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2021	Financing	Intrafamily Transfer			
May 19, 2016	Resale	Warranty Deed	\$270,000	\$115	\$127K
Jun 29, 2012	Resale	Warranty Deed	\$179,900	\$77	\$184K
Jan 18, 2007	Resale	Special Warranty Deed	\$341,000	\$145	\$273K

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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