

Single Family Residence **RESIDENTIAL**

3575 WIND RIVER RUN

CLERMONT, FL 34711

\$498,684 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,559 ft²
LIVING AREA

0.24 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$499K

\$472K low

\$526K high

Last Sale

\$452,400 · Sep 1, 2006

Est. Owner Equity

\$353,494

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$2,558 (2024)
Assessed Value	\$195,930
Previous Assessed	\$190,230
Assessor Market Value	\$414,060

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	Indoor Pool

Porch · 213 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2008	Quitclaim	Quit Claim Transfer			\$131K
Aug 29, 2006	Resale	Grant Deed	\$452,400	\$177	\$125K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.7 mi
Lost Lake Elementary School	Elementary	PK–5	2.9 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

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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