

Single Family Residence **RESIDENTIAL**

3567 WIND RIVER RUN

CLERMONT, FL 34711

\$456,578 TopHap Estimate · \$203 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,247 ft²

LIVING AREA

0.24 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$457K

\$428K low

\$485K high

Last Sale

\$245,000 · Aug 25, 2016

Est. Owner Equity

\$456,578

TAX & ASSESSMENT

Property Tax	\$3,272 (2024)
Assessed Value	\$232,780
Previous Assessed	\$226,000
Assessor Market Value	\$374,300

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 · 372 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2016	Resale	Grant Deed	\$245,000	\$109	
Apr 19, 2016	Recorded document	Trustees Deed			
Apr 19, 2016	Recorded document	Trustees Deed			
Aug 16, 2007	Resale	Grant Deed	\$299,900	\$133	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Windy Hill Middle School	Middle	6–8	1.6 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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