

Single Family Residence **RESIDENTIAL**

3535 WIND RIVER RUN

CLERMONT, FL 34711

\$466,174 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,305 ft²

LIVING AREA

0.25 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$466K

\$438K low

\$494K high

Last Sale

\$383,600 · Sep 20, 2006

Est. Owner Equity

\$84,150

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$4,843 (2024)
Assessed Value	\$324,810
Previous Assessed	\$324,810
Assessor Market Value	\$462,804

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	Spa/Hot Tub (Only)

Patio · 408 ft²

Porch · 1,080 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 24, 2025	Financing	Intrafamily Transfer			
Oct 9, 2018	Quitclaim	Quit Claim Transfer			\$265K
Sep 15, 2006	Resale	Grant Deed	\$383,600	\$166	\$58K

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	3.2 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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