

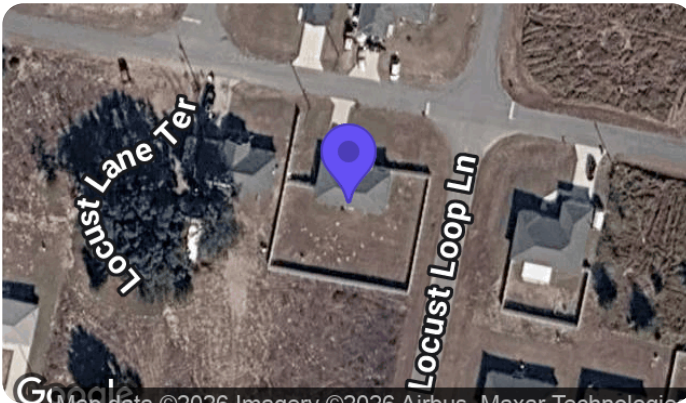
Single Family Residence

**RESIDENTIAL**

# 45 LOCUST PASS RUN

OCALA, FL 34472

**\$169,102** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 85 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,260 ft<sup>2</sup>**

LIVING AREA

**0.32 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$169K**

**\$144K low**

**\$194K high**

Last Sale

**\$175,000 · Dec 11, 2024**

Est. Owner Equity

**\$169,102**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,578 (2025) |
| Assessed Value        | \$171,314      |
| Previous Assessed     | \$164,673      |
| Assessor Market Value | \$171,314      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Marion                  |
| Lot (acres)   | 0.32                    |
| Foundation    | Pier/Post & Beam        |
| Roof          | Asphalt                 |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |

Patio · 49 ft²

Outdoor kitchen

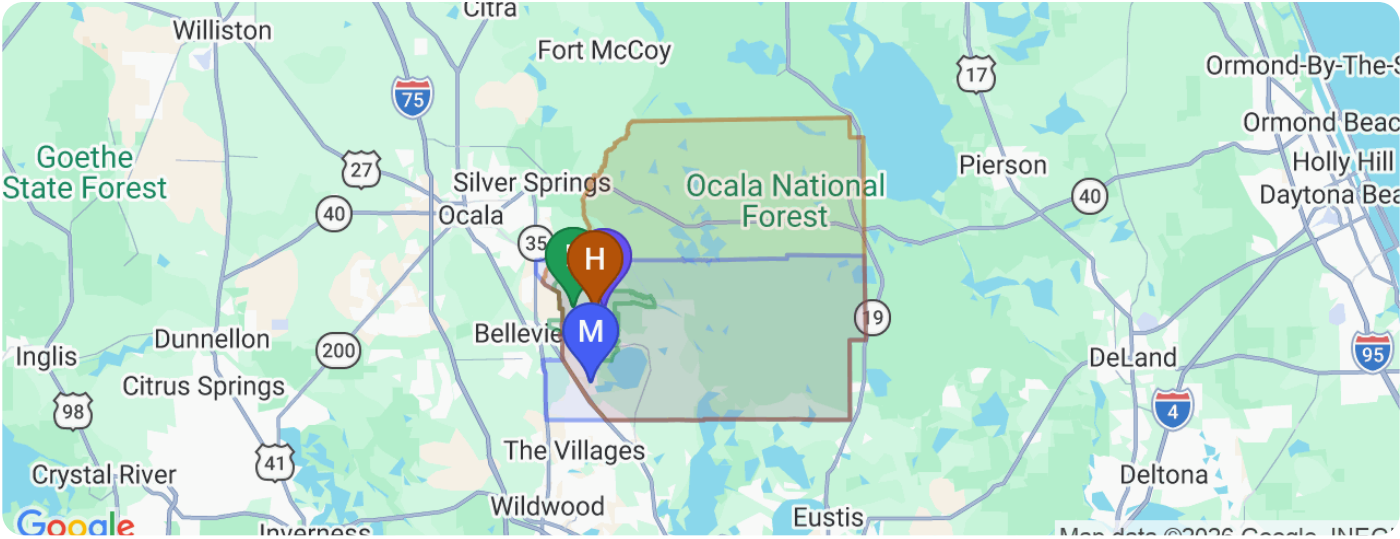
## TRANSACTION HISTORY

| DATE        | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|-------------|-------------------|-----------------------|-----------|--------|--------|
| Dec 4, 2024 | Resale            | Special Warranty Deed | \$175,000 | \$139  | \$140K |
| Dec 4, 2024 | Financing         | Lease                 |           |        |        |
| Apr 5, 2022 | Resale            | Special Warranty Deed | \$120,000 | \$95   | \$81K  |
| Dec 1, 2005 | Recorded document | Grant Deed            |           |        |        |
| Jun 1, 2005 | Recorded document | Grant Deed            |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Lake Weir High School            | High       | 9–12   | 0.7 mi   |
| Emerald Shores Elementary School | Elementary | PK–5   | 2.3 mi   |
| Lake Weir Middle School          | Middle     | 6–8    | 5.7 mi   |

District: Marion 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 34472

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 88<br>CRIME INDEX | 151<br>AIR POLLUTION | 37,080<br>POPULATION | \$58K<br>MEDIAN IN-COME | 71°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

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

OWNERSHIP

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