

Single Family Residence **RESIDENTIAL**

# 10880 N RIVER RANCH PATH

CRYSTAL RIVER, FL 34428

**\$1,144,951** TopHap Estimate · \$234 / ft<sup>2</sup> · confidence 91 · as of Jul 14, 2026

**6**

BEDS

**5**

BATHS

**4,891 ft<sup>2</sup>**

LIVING AREA

**1.2 ac**

LOT SIZE

**2010**

YEAR BUILT

**1**

STORIES

**5**

PARKING

## VALUATION

**\$1.1M**

\$1M low

\$1.2M high

Last Sale

**\$850,000 · May 31, 2017**

Est. Owner Equity

**\$1,044,951**

Loan-to-Value

**8%**

## TAX & ASSESSMENT

Property Tax

**\$10,462 (2025)**

Assessed Value

**\$864,410**

Previous Assessed

**\$891,770**

Assessor Market Value

**\$864,410**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Citrus                  |
| Lot (acres)   | 1.20                    |
| Construction  | Concrete Blocks         |
| Foundation    | Footing                 |
| Roof          | Fiberglass              |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 384 ft²

Porch · 703 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Sep 2, 2025  | Financing | Intrafamily Transfer |           |        |        |
| May 22, 2017 | Resale    | Warranty Deed        | \$850,000 | \$174  |        |
| Jun 1, 2007  | Resale    | Warranty Deed        | \$275,000 | \$56   | \$750K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Crystal River High School    | High       | 9–12   | 7.9 mi   |
| Crystal River Middle School  | Middle     | 6–8    | 8.1 mi   |
| Crystal River Primary School | Elementary | PK–5   | 8.3 mi   |

District: Citrus 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 34428

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>128</b><br>CRIME INDEX | <b>77</b><br>AIR POLLUTION | <b>10,446</b><br>POPULATION | <b>\$55K</b><br>MEDIAN IN-COME | <b>71°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|