

Single Family Residence

RESIDENTIAL

4509 RIVER RIDGE DR

LEESBURG, FL 34748

\$219,652 TopHap Estimate · \$165 / ft² · confidence 94 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,333 ft²

LIVING AREA

0.16 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$220K

\$206K low

\$234K high

Last Sale

\$149,900 · Jul 6, 2017

Est. Owner Equity

\$48,452

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$2,170 (2024)

Assessed Value

\$142,620

Previous Assessed

\$138,470

Assessor Market Value

\$192,479

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.16
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Patio · 60 ft²

Porch · 231 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 25, 2017	Quitclaim	Quit Claim Transfer			
Jun 26, 2017	Resale	Warranty Deed	\$149,900	\$112	\$153K
Jan 19, 2006	Resale	Warranty Deed	\$179,000	\$134	
Jul 18, 1997	Resale	Grant Deed	\$95,600	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.4 mi
Oak Park Middle School	Middle	6–8	5.4 mi
Leesburg High School	High	9–12	5.7 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 34748

123 CRIME INDEX	192 AIR POLLUTION	44,487 POPULATION	\$56K MEDIAN IN-COME	71°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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