

Single Family Residence

RESIDENTIAL

4704 RIVER RIDGE DR

LEESBURG, FL 34748

\$399,900 TopHap Estimate · \$198 / ft² · confidence 94 · as of Jul 14, 2026

3

BEDS

2

BATHS

2,015 ft²

LIVING AREA

0.15 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$400K

\$376K low

\$424K high

Last Sale

\$260,000 · Jan 23, 2006

Est. Owner Equity

\$3,900

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax

\$2,282 (2024)

Assessed Value

\$155,870

Previous Assessed

\$151,330

Assessor Market Value

\$267,038

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.15
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Patio · 90 ft²

Porch · 340 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2020	Quitclaim	Quit Claim Transfer			
Jun 24, 2020	Financing	Intrafamily Transfer			\$156K
Aug 7, 2015	Quitclaim	Quit Claim Transfer			
Aug 7, 2015	Quitclaim	Quit Claim Transfer			\$154K
Dec 1, 2008	Quitclaim	Quit Claim Transfer			
Jan 23, 2006	Resale	Warranty Deed	\$260,000	\$129	
Aug 30, 2005	Quitclaim	Quit Claim Transfer			
Jul 28, 1997	Resale	Grant Deed	\$135,700	\$67	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.3 mi
Oak Park Middle School	Middle	6–8	5.3 mi
Leesburg High School	High	9–12	5.6 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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