

Residential - Vacant Land **RESIDENTIAL**

**539 N RIVA RIDGE PATH**  
INVERNESS, FL 34453



**0.5 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$509,900 · Jun 2, 2025**

**TAX & ASSESSMENT**

|                       |                     |
|-----------------------|---------------------|
| Property Tax          | <b>\$349 (2025)</b> |
| Assessed Value        | <b>\$22,000</b>     |
| Previous Assessed     | <b>\$22,000</b>     |
| Assessor Market Value | <b>\$22,000</b>     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Citrus                    |
| Lot (acres)   | 0.51                      |

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 36<br>WILDFIRE | 97<br>HEAT | 79<br>STORM | 13<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| May 30, 2025 | Resale | Warranty Deed | \$509,900 |                    | \$408K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hernando Elementary School | Elementary | PK–5   | 2.6 mi   |
| Inverness Middle School    | Middle     | 6–8    | 4.4 mi   |
| Citrus High School         | High       | 9–12   | 4.9 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 34453**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>110</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>12,498</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> |
|-----------|-----------------------|