

Residential - Vacant Land

RESIDENTIAL

# 345 N RIVA RIDGE PATH

INVERNESS, FL 34453

**0.82 ac**

LOT SIZE

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$353 (2025) |
| Assessed Value        | \$22,000     |
| Previous Assessed     | \$123        |
| Assessor Market Value | \$22,000     |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Citrus                    |
| Lot (acres)   | 0.82                      |

## CLIMATE RISK

**1**

FLOOD

**36**

WILDFIRE

**97**

HEAT

**79**

STORM

**13**

DROUGHT

Scores 0–100; higher = greater projected risk.

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hernando Elementary School | Elementary | PK–5   | 2.4 mi   |
| Inverness Middle School    | Middle     | 6–8    | 4.3 mi   |
| Citrus High School         | High       | 9–12   | 4.8 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 | Absentee owner |
|-----------|----------------|