

Single Family Residence **RESIDENTIAL**

# 167 N RIVA RIDGE PATH

INVERNESS, FL 34453

**\$477,764** TopHap Estimate · \$230 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**2,080 ft<sup>2</sup>**  
LIVING AREA

**0.6 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**1**  
STORIES

**7**  
PARKING

## VALUATION

**\$478K**

\$438K low

\$518K high

Last Sale

**\$895,300 · Oct 28, 2024**

Est. Owner Equity

**\$477,764**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$7,568 (2025)</b> |
| Assessed Value        | <b>\$496,686</b>      |
| Previous Assessed     | <b>\$90</b>           |
| Assessor Market Value | <b>\$496,686</b>      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Citrus                  |
| Lot (acres)   | 0.60                    |
| Construction  | Concrete Blocks         |
| Foundation    | Footing                 |
| Roof          | Fiberglass              |
| Heating       | Heat Pump               |

Porch · 182 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 10<br>FLOOD | 37<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 |
|--------------|--------|---------------|-----------|--------------------|------|
| Oct 24, 2024 | Resale | Warranty Deed | \$895,300 | \$430              |      |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Hernando Elementary School | Elementary | PK–5   | 2.5 mi   |
| Inverness Middle School    | Middle     | 6–8    | 4.2 mi   |
| Citrus High School         | High       | 9–12   | 4.7 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 | Owner occupied |
|-----------|----------------|