

Single Family Residence **RESIDENTIAL**

11012 N RIVER RANCH PATH

CRYSTAL RIVER, FL 34428

\$853,786 TopHap Estimate · \$255 / ft² · confidence 89 · as of Jul 14, 2026

4
BEDS

4
BATHS

3,351 ft²
LIVING AREA

1.19 ac
LOT SIZE

2002
YEAR BUILT

1
STORIES

8
PARKING

VALUATION

\$854K

\$763K low

\$945K high

Last Sale

\$799,900 · Sep 18, 2023

Est. Owner Equity

\$453,786

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax

\$8,697 (2025)

Assessed Value

\$620,820

Previous Assessed

\$646,660

Assessor Market Value

\$620,820

PROPERTY FACTS

Property Type	Single Family Residence
County	Citrus
Lot (acres)	1.19
Construction	Concrete Blocks
Foundation	Footing
Roof	Fiberglass
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	Yes

Patio · 100 ft²

Porch · 491 ft²

Outdoor kitchen

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 12, 2023	Resale	Warranty Deed	\$799,900	\$239	\$400K
Jul 27, 2005	Resale	Special Warranty Deed	\$575,000	\$172	\$360K
Jul 29, 2005	Recorded document	Grant Deed			
Dec 31, 2004	Quitclaim	Quit Claim Transfer			\$440K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crystal River High School	High	9–12	8.1 mi
Crystal River Middle School	Middle	6–8	8.3 mi
Crystal River Primary School	Elementary	PK–5	8.5 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 34428

128 CRIME INDEX	77 AIR POLLUTION	10,446 POPULATION	\$55K 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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