

Single Family Residence **RESIDENTIAL**

12084 W RIVERWOOD DR

CRYSTAL RIVER, FL 34428

\$636,409 TopHap Estimate · \$612 / ft² · confidence 90 · as of Jul 14, 2026



1
BEDS

2
BATHS

1,040 ft²
LIVING AREA

2.45 ac
LOT SIZE

2012
YEAR BUILT

1
STORIES

5
PARKING

VALUATION

\$636K

\$573K low

\$700K high

Last Sale

\$599,000 · Feb 10, 2025

Est. Owner Equity

\$157,209

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$4,616 (2024)
Assessed Value	\$423,591
Previous Assessed	\$338,359
Assessor Market Value	\$423,591

PROPERTY FACTS

Property Type	Single Family Residence
County	CITRUS
Lot (acres)	2.45
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Fiberglass
Heating	Heat Pump
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 176 ft²

Porch · 240 ft²

CLIMATE RISK

1

FLOOD

33

WILDFIRE

97

HEAT

91

STORM

5

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2025	Resale	Warranty Deed	\$599,000	\$576	\$479K
Jan 9, 2009	Resale	Warranty Deed	\$22,000	\$21	
Nov 19, 2004	Non-arms-length	Warranty Deed	\$22,000	\$21	
Nov 19, 2004	Non-arms-length	Warranty Deed	\$22,000	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crystal River High School	High	9–12	6.9 mi
Crystal River Middle School	Middle	6–8	6.9 mi
Crystal River Primary School	Elementary	PK–5	7.3 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	Absentee owner
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