

Single Family Residence

RESIDENTIAL

4524 RIVER RIDGE DR

LEESBURG, FL 34748

\$288,973 TopHap Estimate · \$140 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

2,061 ft²

LIVING AREA

0.16 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$289K

\$276K low

\$302K high

Last Sale

\$175,000 · Mar 13, 2017

Est. Owner Equity

\$213,973

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax

\$2,952 (2024)

Assessed Value

\$205,250

Previous Assessed

\$205,250

Assessor Market Value

\$274,769

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.16
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Patio · 110 ft²

Porch · 505 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 25, 2025	Financing	Intrafamily Transfer			
Feb 10, 2025	Quitclaim	Quit Claim Transfer			
Jun 21, 2018	Recorded document	Correction Deed	\$100	\$0	
Apr 18, 2017	Recorded document	Grant Deed			
Mar 9, 2017	Resale	Warranty Deed	\$175,000	\$85	
Jun 26, 2009	Resale	Grant Deed	\$165,000	\$80	
Aug 4, 2004	Resale	Warranty Deed	\$169,000	\$82	\$135K
Aug 21, 2001	Resale	Grant Deed	\$145,000	\$70	
Jun 15, 2000	Resale	Grant Deed	\$147,500	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.4 mi
Oak Park Middle School	Middle	6–8	5.4 mi
Leesburg High School	High	9–12	5.8 mi

District: Lake 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 34748

123 CRIME INDEX	192 AIR POLLUTION	44,487 POPULATION	\$56K 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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