

Single Family Residence

RESIDENTIAL

4528 RIVER RIDGE DR

LEESBURG, FL 34748

\$287,890 TopHap Estimate · \$165 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,745 ft²

LIVING AREA

0.25 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$288K

\$275K low

\$301K high

Last Sale

\$127,900 · Apr 18, 2011

Est. Owner Equity

\$148,890

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax

\$2,687 (2024)

Assessed Value

\$180,730

Previous Assessed

\$175,470

Assessor Market Value

\$235,381

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.25
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Patio · 128 ft²

Porch · 300 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2021	Financing	Intrafamily Transfer			\$139K
Mar 31, 2011	Resale	Grant Deed	\$127,900	\$73	\$102K
Jan 27, 2003	Quitclaim	Quit Claim Transfer			
Jun 24, 1999	Resale	Grant Deed	\$135,000	\$77	
Dec 2, 1997	Resale	Grant Deed	\$135,300	\$78	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.4 mi
Oak Park Middle School	Middle	6–8	5.5 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
---------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------