

Single Family Residence

RESIDENTIAL

# 4532 RIVER RIDGE DR

LEESBURG, FL 34748

**\$299,546** TopHap Estimate · \$159 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026

**2**

BEDS

**2**

BATHS

**1,882 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**1995**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$300K**

\$291K low

\$308K high

Last Sale

**\$300,000 · Jul 1, 2026**

Est. Owner Equity

**\$299,546**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,196 (2025)</b> |
| Assessed Value        | <b>\$148,370</b>      |
| Previous Assessed     | <b>\$144,330</b>      |
| Assessor Market Value | <b>\$263,208</b>      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| County        | LAKE                             |
| Lot (acres)   | 0.16                             |
| Construction  | Frame (Unspecified)              |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Central                          |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Deck

Patio · 290 ft²

Porch · 258 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jun 22, 2026 | Resale | Warranty Deed | \$300,000 | \$159  |        |
| May 13, 2019 | Resale | Warranty Deed | \$235,000 | \$125  |        |
| Jun 23, 1999 | Resale | Grant Deed    | \$160,000 | \$85   | \$128K |

## 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

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>123</b><br>CRIME INDEX | <b>192</b><br>AIR POLLUTION | <b>44,487</b><br>POPULATION | <b>\$56K</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 |
|-----------|----------------|