

Single Family Residence

RESIDENTIAL

4649 RIVER RIDGE DR

LEESBURG, FL 34748

\$259,838 TopHap Estimate · \$160 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

2

BATHS

1,621 ft²

LIVING AREA

0.17 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$260K

\$239K low

\$280K high

Last Sale

\$295,000 · Apr 13, 2023

Est. Owner Equity

\$159,838

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax

\$3,159 (2024)

Assessed Value

\$215,464

Previous Assessed

\$118,930

Assessor Market Value

\$215,464

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.17
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Patio · 80 ft²

Porch · 241 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 12, 2023	Resale	Warranty Deed	\$295,000	\$182	\$100K
Oct 31, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Leesburg Elementary School	Elementary	PK–5	5.3 mi
Oak Park Middle School	Middle	6–8	5.3 mi
Leesburg High School	High	9–12	5.7 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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