

Single Family Residence

RESIDENTIAL

4425 RIVER RIDGE DR

LEESBURG, FL 34748

\$244,081 TopHap Estimate · \$158 / ft² · confidence 95 · as of Jul 14, 2026

2

BEDS

2

BATHS

1,540 ft²

LIVING AREA

0.24 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$244K

\$231K low

\$257K high

Last Sale

\$196,800 · Jan 23, 2006

Est. Owner Equity

\$16,781

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax

\$1,883 (2024)

Assessed Value

\$124,950

Previous Assessed

\$121,430

Assessor Market Value

\$214,875

PROPERTY FACTS

Property Type	Single Family Residence
County	Lake
Lot (acres)	0.24
Construction	Steel Frame
Foundation	Mat/Raft Foundation (Slab)
Roof	Shingle
Heating	Forced Air
Cooling	Central
Garage	Garage, Finished
Pool	No

Porch · 241 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 8, 2021	Financing	Intrafamily Transfer			
Jan 23, 2006	Resale	Warranty Deed	\$196,800	\$128	\$157K
Jun 14, 2000	Resale	Grant Deed	\$123,500	\$80	

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	5.7 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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