

Townhouse **RESIDENTIAL**

# 4941 POND RIDGE DR

RIVERVIEW, FL 33578

**\$220,789** TopHap Estimate · \$134 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,644 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$221K**

\$208K low

\$233K high

Last Sale

**\$189,100 · Aug 30, 2006**

Est. Owner Equity

**\$69,515**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$828 (2025) |
| Assessed Value        | \$85,580     |
| Previous Assessed     | \$83,168     |
| Assessor Market Value | \$226,699    |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Townhouse                             |
| County        | Hillsborough                          |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 176 ft²

## CLIMATE RISK

**1**  
FLOOD

**25**  
WILDFIRE

**98**  
HEAT

**75**  
STORM

**29**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|--------|------------|-----------|--------|--------|
| Aug 25, 2006 | Resale | Grant Deed | \$189,100 | \$115  | \$151K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Don G. Giunta Middle School         | Middle     | 6–8    | 1.4 mi   |
| Spoto High School                   | High       | 9–12   | 1.6 mi   |
| Grace M. Ippolito Elementary School | Elementary | PK–5   | 2.1 mi   |

District: Hillsborough 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 33578

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>255</div> <div>AIR POLLUTION</div> | <div>62,982</div> <div>POPULATION</div> | <div>\$74K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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