

Townhouse

RESIDENTIAL

4945 POND RIDGE DR

RIVERVIEW, FL 33578

\$250,028 TopHap Estimate · \$152 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,644 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$250K

\$241K low

\$259K high

Last Sale

\$295,000 · Mar 28, 2023

Est. Owner Equity

\$14,028

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$3,403 (2025)
Assessed Value	\$226,699
Previous Assessed	\$229,985
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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2023	Resale	Warranty Deed	\$295,000	\$179	\$236K
Oct 12, 2016	Financing	Intrafamily Transfer			\$80K
Jan 13, 2014	Quitclaim	Quit Claim Transfer	\$47,400	\$29	\$97K
Nov 20, 2009	Non-arms-length	Re-Recorded Document	\$105,000	\$64	\$103K
Aug 18, 2006	Resale	Special Warranty Deed	\$210,200	\$128	\$200K

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

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°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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