

Condominium

RESIDENTIAL

454 COTTAGE CIR

RIVER RANCH, FL 33867

\$222,141 TopHap Estimate · \$194 / ft² · confidence 91 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,146 ft²

LIVING AREA

1,580 ft²

LOT SIZE

1966

YEAR BUILT

VALUATION

\$222K

\$202K low

\$242K high

Last Sale

\$220,000 · Jun 29, 2026

Est. Owner Equity

\$222,141

TAX & ASSESSMENT

Property Tax	\$2,530 (2025)
Assessed Value	\$195,000
Previous Assessed	\$205,000
Assessor Market Value	\$195,000

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	POLK
Lot (acres)	0.04
Construction	Wood (Unspecified)
Pool	No

Porch · 402 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 26, 2026	Resale	Warranty Deed	\$220,000	\$192	
Apr 14, 2023	Resale	Warranty Deed	\$255,000	\$223	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frostproof Middle/Senior High School	Middle	6–12	21.0 mi
Ben Hill Griffin Jr. Elementary School	Elementary	PK–5	21.1 mi

District: Polk 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 33867

171 CRIME INDEX	227 AIR POLLUTION	8 POPULATION	\$45K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
---------------------------	-----------------------------	------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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