

Townhouse

**RESIDENTIAL**

# 4990 POND RIDGE DR

RIVERVIEW, FL 33578

**\$260,406** TopHap Estimate · \$145 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,790 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$260K**

\$249K low

\$272K high

Last Sale

**\$169,900 · Apr 25, 2017**

Est. Owner Equity

**\$100,559**

Loan-to-Value

**60%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,372 (2025) |
| Assessed Value        | \$240,501      |
| Previous Assessed     | \$242,464      |
| Assessor Market Value | \$240,501      |

## PROPERTY FACTS

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

Porch · 150 ft²

## CLIMATE RISK

**35**  
FLOOD

**25**  
WILDFIRE

**98**  
HEAT

**75**  
STORM

**29**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 20, 2017 | Resale | Warranty Deed | \$169,900 | \$95   | \$167K |
| Oct 20, 2006 | Resale | Grant Deed    | \$214,900 | \$120  | \$172K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Don G. Giunta Middle School         | Middle     | 6–8    | 1.4 mi   |
| Spoto High School                   | High       | 9–12   | 1.5 mi   |
| Grace M. Ippolito Elementary School | Elementary | PK–5   | 2.0 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|