

Townhouse

RESIDENTIAL

# 4660 POND RIDGE DR

RIVERVIEW, FL 33578

**\$280,387** TopHap Estimate · \$168 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026

**3**

BEDS

**3**

BATHS

**1,666 ft<sup>2</sup>**

LIVING AREA

**2005**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$280K**

\$264K low

\$297K high

Last Sale

**\$146,000 · Apr 30, 2013**

Est. Owner Equity

**\$168,387**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

Property Tax

**\$4,539 (2025)**

Assessed Value

**\$247,110**

Previous Assessed

**\$250,537**

Assessor Market Value

**\$247,110**

## PROPERTY FACTS

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

Porch · 147 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 39<br>FLOOD | 28<br>WILDFIRE | 98<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Apr 23, 2013 | Resale | Warranty Deed | \$146,000 | \$88   | \$112K |
| Oct 30, 2012 | Resale | Warranty Deed | \$131,000 | \$79   |        |
| Nov 28, 2005 | Resale | Grant Deed    | \$212,000 | \$127  | \$144K |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Don G. Giunta Middle School         | Middle     | 6–8    | 1.4 mi   |
| Spoto High School                   | High       | 9–12   | 1.8 mi   |
| Grace M. Ippolito Elementary School | Elementary | PK–5   | 2.3 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>Absentee owner</b> |
|-----------|-----------------------|