

Townhouse **RESIDENTIAL**

4650 POND RIDGE DR

RIVERVIEW, FL 33578

\$274,933 TopHap Estimate · \$165 / ft² · confidence 92 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,666 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$275K

\$252K low

\$298K high

Last Sale

\$300,000 · Mar 5, 2025

Est. Owner Equity

\$274,933

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

35 FLOOD	28 WILDFIRE	98 HEAT	75 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 28, 2025	Resale	Warranty Deed	\$300,000	\$180	
Feb 26, 2025	Financing	Correction Deed			
Feb 26, 2025	Financing	Correction Deed			
Jun 27, 2022	Financing	Intrafamily Transfer			
Sep 30, 2021	Financing	Intrafamily Transfer			
Jul 23, 2021	Resale	Warranty Deed	\$260,000	\$156	
Jan 30, 2017	Resale	Warranty Deed	\$175,000	\$105	\$115K
Nov 23, 2005	Resale	Grant Deed	\$222,500	\$134	\$200K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don G. Giunta Middle School	Middle	6–8	1.3 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

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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