

Townhouse **RESIDENTIAL**

4652 POND RIDGE DR

RIVERVIEW, FL 33578

\$286,361 TopHap Estimate · \$155 / ft² · confidence 95 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,845 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$286K

\$273K low

\$300K high

Last Sale

\$280,000 · Aug 23, 2021

Est. Owner Equity

\$286,361

TAX & ASSESSMENT

Property Tax	\$4,788 (2025)
Assessed Value	\$260,796
Previous Assessed	\$262,963
Assessor Market Value	\$260,796

PROPERTY FACTS

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

Porch · 152 ft²

CLIMATE RISK

43 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	\$/FT²	LOAN
Aug 13, 2021	Resale	Warranty Deed	\$280,000	\$152	\$265K
Nov 29, 2005	Resale	Grant Deed	\$231,000	\$125	\$185K

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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