

Townhouse **RESIDENTIAL**

4622 POND RIDGE DR

RIVERVIEW, FL 33578

\$274,445 TopHap Estimate · \$131 / ft² · confidence 97 · as of Jul 14, 2026

3

BEDS

3

BATHS

2,100 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$274K

\$266K low

\$283K high

Last Sale

\$180,000 · May 16, 2017

Est. Owner Equity

\$99,845

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax

\$2,909 (2025)

Assessed Value

\$199,612

Previous Assessed

\$193,986

Assessor Market Value

\$284,398

PROPERTY FACTS

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

Porch · 297 ft²

CLIMATE RISK

75 FLOOD	21 WILDFIRE	98 HEAT	74 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
May 9, 2017	Resale	Warranty Deed	\$180,000	\$86	\$175K
Nov 4, 2005	Resale	Grant Deed	\$225,000	\$107	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don G. Giunta Middle School	Middle	6–8	1.3 mi
Spoto High School	High	9–12	1.9 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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