

Townhouse

RESIDENTIAL

# 4631 POND RIDGE DR

RIVERVIEW, FL 33578

**\$306,215** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**2,100 ft<sup>2</sup>**

LIVING AREA

**2005**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$306K**

\$293K low

\$319K high

Last Sale

**\$358,000 · Oct 12, 2023**

Est. Owner Equity

**\$306,215**

## TAX & ASSESSMENT

Property Tax

**\$3,457 (2025)**

Assessed Value

**\$284,398**

Previous Assessed

**\$285,451**

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

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 47<br>FLOOD | 28<br>WILDFIRE | 98<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED          | PRICE     | \$/FT² | LOAN |
|-------------|--------|---------------|-----------|--------|------|
| Oct 5, 2023 | Resale | Warranty Deed | \$358,000 | \$170  |      |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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 | Owner occupied |
|-----------|----------------|