

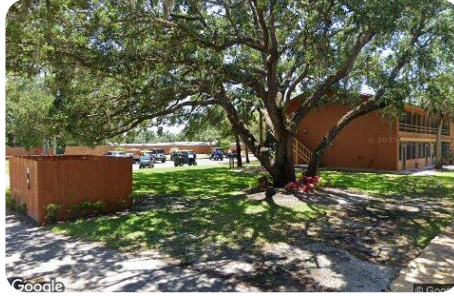
Condominium

RESIDENTIAL

257 E COURTYARD

RIVER RANCH, FL 33867

\$106,503 TopHap Estimate · \$221 / ft² · confidence 93 · as of Jul 14, 2026



1
BEDS

1
BATHS

481 ft²
LIVING AREA

299 ft²
LOT SIZE

1990
YEAR BUILT

VALUATION

\$107K

\$99K low

\$114K high

Last Sale

\$75,000 · Mar 11, 2022

Est. Owner Equity

\$106,503

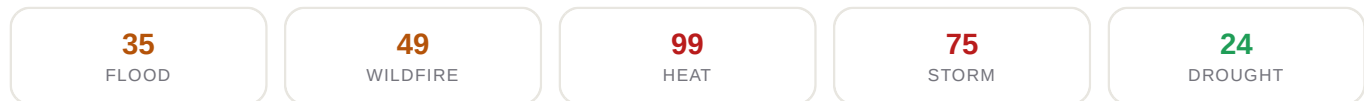
TAX & ASSESSMENT

Property Tax	\$1,213 (2025)
Assessed Value	\$93,500
Previous Assessed	\$92,400
Assessor Market Value	\$93,500

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	POLK
Lot (acres)	0.01
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Roll Tar & Gravel
Pool	No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 11, 2022	Resale	Warranty Deed	\$75,000	\$156	
May 31, 2012	Resale	Grant Deed	\$38,000	\$79	
May 11, 2012	Resale	Warranty Deed	\$24,000	\$50	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frostproof Middle/Senior High School	Middle	6–12	20.9 mi
Ben Hill Griffin Jr. Elementary School	Elementary	PK–5	21.0 mi

District: Polk 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 33867

171 CRIME INDEX	227 AIR POLLUTION	8 POPULATION	\$45K MEDIAN IN-COME	72°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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