

Townhouse

RESIDENTIAL

4954 POND RIDGE DR

RIVERVIEW, FL 33578

\$249,674 TopHap Estimate · \$139 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,790 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$250K

\$231K low

\$269K high

Last Sale

\$225,700 · Aug 23, 2006

Est. Owner Equity

\$69,114

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$3,655 (2025)
Assessed Value	\$240,501
Previous Assessed	\$242,464
Assessor Market Value	\$240,501

PROPERTY FACTS

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

Porch · 150 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

98
HEAT

75
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2013	Quitclaim	Quit Claim Transfer			
Oct 23, 2006	Quitclaim	Quit Claim Transfer			
Aug 16, 2006	Resale	Grant Deed	\$225,700	\$126	\$181K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don G. Giunta Middle School	Middle	6–8	1.4 mi
Spoto High School	High	9–12	1.6 mi
Grace M. Ippolito Elementary School	Elementary	PK–5	2.0 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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