

Townhouse

RESIDENTIAL

4450 RIVER RIDGE CT

PHILADELPHIA, PA 19129

\$814,324 TopHap Estimate · \$377 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,160 ft²

LIVING AREA

806 ft²

LOT SIZE

2018

YEAR BUILT

3

STORIES

VALUATION

\$814K

\$757K low

\$871K high

Last Sale

\$700,000 · Aug 15, 2023

Est. Owner Equity

\$814,324

TAX & ASSESSMENT

Property Tax	\$1,866 (2025)
Assessed Value	\$666,400
Previous Assessed	\$666,400
Assessor Market Value	\$666,400

PROPERTY FACTS

Property Type	Townhouse
Style	Modern
County	PHILADELPHIA
Lot (acres)	0.02
Construction	Masonry/Concrete Masonry Units (Cmus)
Heating	Yes
Cooling	Central
Pool	No

CLIMATE RISK

82
FLOOD

19
WILDFIRE

76
HEAT

94
STORM

38
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 7, 2023	Resale	Deed	\$700,000	\$324	
Jan 31, 2023	Resale	Deed	\$600,000	\$278	
Jun 21, 2019	Resale	Grant Deed	\$625,000	\$289	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Mifflin School	Elementary	KG–8	0.5 mi
Roxborough High School	High	9–12	2.2 mi

District: Philadelphia City 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 19129

94 CRIME INDEX	98 AIR POLLUTION	12,159 POPULATION	\$92K MEDIAN IN-COME	55°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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