

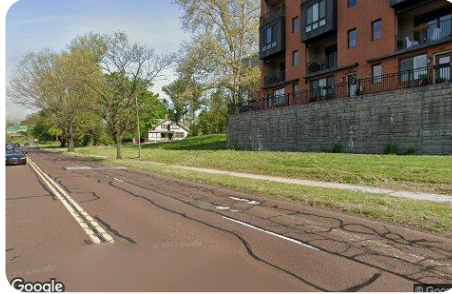
Townhouse

RESIDENTIAL

4449 RIVER RIDGE CT

PHILADELPHIA, PA 19129

\$865,281 TopHap Estimate · \$401 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2,160 ft²

LIVING AREA

796 ft²

LOT SIZE

2018

YEAR BUILT

3

STORIES

VALUATION

\$865K

\$776K low

\$955K high

Last Sale

\$850,000 · Dec 12, 2025

Est. Owner Equity

\$185,281

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$1,862 (2025)
Assessed Value	\$665,200
Previous Assessed	\$665,200
Assessor Market Value	\$665,200

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

16
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
Nov 3, 2025	Resale	Deed	\$850,000	\$394	\$680K
Dec 13, 2019	Resale	Grant Deed	\$830,000	\$384	\$600K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thomas Mifflin School	Elementary	KG–8	0.5 mi
Roxborough High School	High	9–12	2.3 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	Owner occupied
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