

Townhouse

RESIDENTIAL

4649 POND RIDGE DR

RIVERVIEW, FL 33578

\$280,387 TopHap Estimate · \$168 / ft² · confidence 93 · as of Jun 23, 2026

3

BEDS

3

BATHS

1,666 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$280K

\$261K low

\$300K high

Last Sale

\$105,000 · May 7, 2012

Est. Owner Equity

\$178,187

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax

\$4,539 (2025)

Assessed Value

\$247,110

Previous Assessed

\$250,537

Assessor Market Value

\$247,110

PROPERTY FACTS

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

Porch · 147 ft²

CLIMATE RISK

1 FLOOD	27 WILDFIRE	98 HEAT	75 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 30, 2012	Resale	Warranty Deed	\$105,000	\$63	
Oct 28, 2005	Resale	Grant Deed	\$199,900	\$120	\$160K

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

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	Absentee owner
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