

Townhouse **RESIDENTIAL**

# 4653 POND RIDGE DR

RIVERVIEW, FL 33578

**\$258,923** TopHap Estimate · \$155 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**3**

BATHS

**1,666 ft<sup>2</sup>**

LIVING AREA

**2005**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$259K**

\$242K low

\$276K high

Last Sale

**\$315,000 · May 10, 2023**

Est. Owner Equity

**\$164,423**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

Property Tax

**\$3,068 (2025)**

Assessed Value

**\$208,295**

Previous Assessed

**\$202,425**

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<br>FLOOD | 27<br>WILDFIRE | 98<br>HEAT | 75<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 3, 2023  | Resale | Warranty Deed | \$315,000 | \$189  | \$95K  |
| Aug 19, 2016 | Resale | Warranty Deed | \$165,000 | \$99   |        |
| Oct 28, 2005 | Resale | Grant Deed    | \$205,900 | \$124  | \$165K |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>255</div> <div>AIR POLLUTION</div> | <div>62,982</div> <div>POPULATION</div> | <div>\$74K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|