

Townhouse

RESIDENTIAL

4720 POND RIDGE DR

RIVERVIEW, FL 33578

\$271,423 TopHap Estimate · \$147 / ft² · confidence 86 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,845 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$271K

\$233K low

\$310K high

Last Sale

\$297,500 · Feb 10, 2025

Est. Owner Equity

\$3,673

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax

\$3,111 (2025)

Assessed Value

\$210,684

Previous Assessed

\$218,512

Assessor Market Value

\$260,796

PROPERTY FACTS

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

Porch · 152 ft²

CLIMATE RISK

35 FLOOD	27 WILDFIRE	98 HEAT	75 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Feb 7, 2025	Resale	Warranty Deed	\$297,500	\$161	\$268K
Jun 20, 2019	Resale	Warranty Deed	\$218,000	\$118	\$196K
May 3, 2013	Resale	Warranty Deed	\$159,900	\$87	
Feb 7, 2013	Resale	Trustees Deed	\$85,100	\$46	
Jul 25, 2005	Resale	Grant Deed	\$179,000	\$97	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don G. Giunta Middle School	Middle	6–8	1.4 mi
Spoto High School	High	9–12	1.9 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	Owner occupied
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