

Townhouse **RESIDENTIAL**

4740 POND RIDGE DR

RIVERVIEW, FL 33578

\$255,835 TopHap Estimate · \$156 / ft² · confidence 93 · as of Jul 14, 2026

3

BEDS

3

BATHS

1,644 ft²

LIVING AREA

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$256K

\$238K low

\$274K high

Last Sale

\$179,900 · Jun 18, 2020

Est. Owner Equity

\$81,940

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$4,273 (2025)

Assessed Value

\$235,714

Previous Assessed

\$237,226

Assessor Market Value

\$235,714

PROPERTY FACTS

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

Porch · 176 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	\$/FT²	LOAN
Jun 10, 2020	Resale	Warranty Deed	\$179,900	\$109	\$174K
Aug 31, 2005	Resale	Grant Deed	\$165,800	\$101	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Don G. Giunta Middle School	Middle	6–8	1.4 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	Owner occupied
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