

Condominium

**RESIDENTIAL**

# 5314 RIVER ROCK RD

LAKELAND, FL 33809

**\$173,224** TopHap Estimate · \$116 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026



**2**

BEDS

**2**

BATHS

**1,496 ft<sup>2</sup>**

LIVING AREA

**845 ft<sup>2</sup>**

LOT SIZE

**2007**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$173K**

\$161K low

\$185K high

Last Sale

**\$67,500 · Jul 9, 2015**

Est. Owner Equity

**\$173,224**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,916 (2025) |
| Assessed Value        | \$160,320      |
| Previous Assessed     | \$145,745      |
| Assessor Market Value | \$180,000      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Condominium                           |
| Style         | Condo/Apartment                       |
| County        | POLK                                  |
| Lot (acres)   | 0.02                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Pool          | No                                    |

Porch · 111 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|---------------|-----------|--------------------|--------|
| Jun 30, 2015 | Resale | Warranty Deed | \$67,500  | \$45               |        |
| May 30, 2007 | Resale | Grant Deed    | \$139,900 | \$94               | \$112K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Lake Gibson Senior High School   | High       | 9–12   | 1.4 mi   |
| Lake Gibsons Middle School       | Middle     | 6–8    | 1.8 mi   |
| Wendell Watson Elementary School | Elementary | PK–5   | 1.8 mi   |

District: Polk 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 33809

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>81</div> <div>CRIME INDEX</div> | <div>238</div> <div>AIR POLLUTION</div> | <div>38,622</div> <div>POPULATION</div> | <div>\$66K</div> <div>MEDIAN IN-COME</div> | <div>72°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|