

Condominium

**RESIDENTIAL**

# 5394 RIVER ROCK RD

LAKELAND, FL 33809

**\$166,488** TopHap Estimate · \$128 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,302 ft<sup>2</sup>**

LIVING AREA

**697 ft<sup>2</sup>**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$166K**

\$153K low

\$180K high

Last Sale

**\$160,000 · Dec 13, 2021**

Est. Owner Equity

**\$166,488**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,034 (2025) |
| Assessed Value        | \$173,000      |
| Previous Assessed     | \$157,905      |
| Assessor Market Value | \$173,000      |

## PROPERTY FACTS

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

Porch · 19 ft²

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Dec 7, 2021  | Resale | Warranty Deed | \$160,000 | \$123  |        |
| Apr 27, 2007 | Resale | Grant Deed    | \$145,000 | \$111  | \$145K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Lake Gibson Senior High School   | High       | 9–12   | 1.3 mi   |
| Lake Gibsons Middle School       | Middle     | 6–8    | 1.7 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

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

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

## OWNERSHIP

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