

Condominium

RESIDENTIAL

5456 RIVER ROCK RD

LAKELAND, FL 33809

\$199,900 TopHap Estimate · \$154 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,302 ft²
LIVING AREA

697 ft²
LOT SIZE

2006
YEAR BUILT

2
STORIES

VALUATION

\$200K

\$189K low

\$211K high

Last Sale

\$190,000 · Mar 2, 2022

Est. Owner Equity

\$33,650

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$2,281 (2025)
Assessed Value	\$173,000
Previous Assessed	\$179,220
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
Feb 25, 2022	Resale	Warranty Deed	\$190,000	\$146	\$166K
Oct 30, 2006	Resale	Grant Deed	\$169,800	\$130	\$136K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lake Gibson Senior High School	High	9–12	1.3 mi
Lake Gibsons Middle School	Middle	6–8	1.6 mi
Wendell Watson Elementary School	Elementary	PK–5	1.7 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

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

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

OWNERSHIP

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