

Condominium

**RESIDENTIAL**

# 5460 RIVER ROCK RD

LAKELAND, FL 33809

**\$173,224** TopHap Estimate · \$116 / ft<sup>2</sup> · confidence 92 · as of Jun 23, 2026



**2**

BEDS

**2**

BATHS

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

LIVING AREA

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

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$173K**

\$159K low

\$187K high

Last Sale

**\$160,000 · Sep 30, 2021**

Est. Owner Equity

**\$173,224**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,157 (2025) |
| Assessed Value        | \$180,000      |
| Previous Assessed     | \$190,000      |
| 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   |
|--------------|-----------|----------------------|-----------|--------------------|--------|
| Nov 25, 2022 | Financing | Intrafamily Transfer |           |                    |        |
| Feb 25, 2022 | Financing | Intrafamily Transfer |           |                    |        |
| Sep 28, 2021 | Resale    | Warranty Deed        | \$160,000 | \$107              |        |
| Oct 30, 2006 | Resale    | Grant Deed           | \$174,200 | \$116              | \$139K |

## 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|