

Single Family Residence **RESIDENTIAL**

12265 CATTLESIDE DR

RIVERVIEW, FL 33579

\$522,736 TopHap Estimate · \$154 / ft² · confidence 92 · as of Jul 14, 2026

6

BEDS

4

BATHS

3,404 ft²

LIVING AREA

0.13 ac

LOT SIZE

2024

YEAR BUILT

2

STORIES

VALUATION

\$523K

\$482K low

\$563K high

Last Sale

\$586,000 · Nov 12, 2024

Est. Owner Equity

\$83,244

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax

\$11,392 (2025)

Assessed Value

\$444,803

Previous Assessed

\$5,750

Assessor Market Value

\$445,449

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 257 ft²

CLIMATE RISK

63 FLOOD	44 WILDFIRE	97 HEAT	78 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 12, 2024	Resale	Special Warranty Deed	\$586,000	\$172	\$439K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	2.6 mi
Newsome High School	High	9–12	3.3 mi
Pinecrest Elementary School	Elementary	PK–5	5.7 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 33579

33 CRIME INDEX	274 AIR POLLUTION	49,771 POPULATION	\$102K 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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