

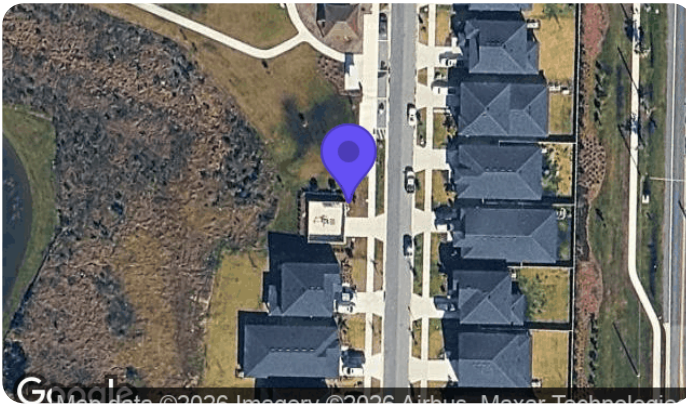
Single Family Residence

RESIDENTIAL

12165 CATTLESIDE DR

RIVERVIEW, FL 33579

\$385,287 TopHap Estimate · \$151 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,559 ft²

LIVING AREA

0.15 ac

LOT SIZE

2025

YEAR BUILT

2

STORIES

VALUATION

\$385K

\$355K low

\$415K high

Last Sale

\$455,000 · Apr 10, 2025

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$5,155 (2025)
Assessed Value	\$109,575
Previous Assessed	\$6,386
Assessor Market Value	\$109,575

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 37 ft²

CLIMATE RISK

1
FLOOD

43
WILDFIRE

97
HEAT

78
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

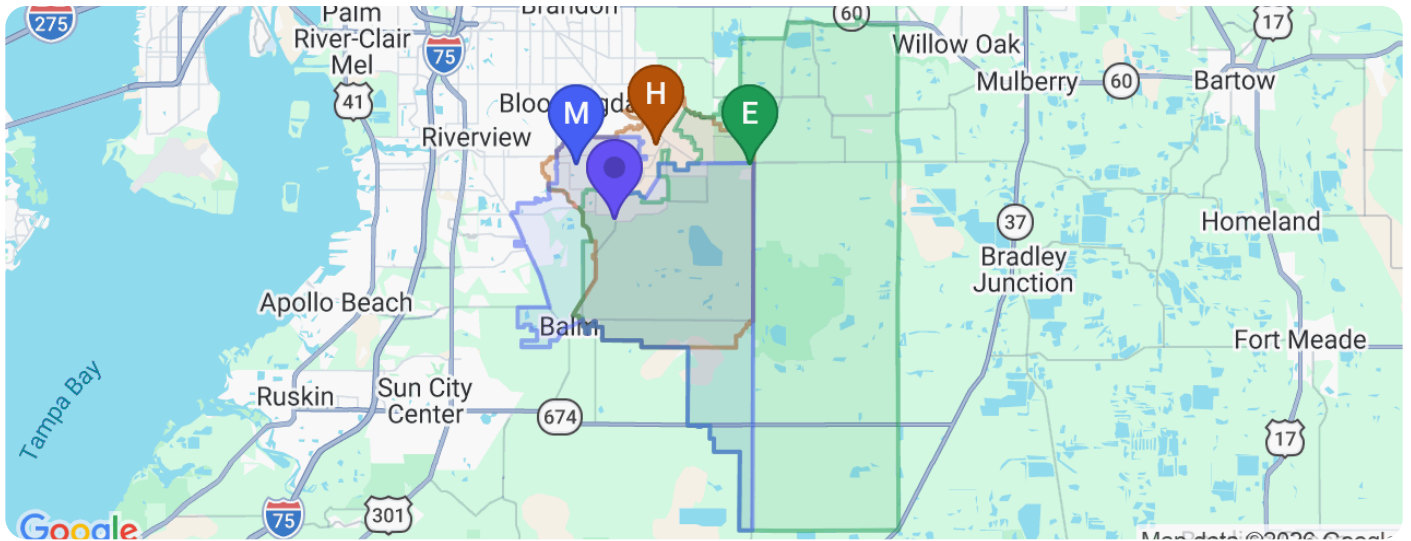
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 10, 2025	Resale	Special Warranty Deed	\$455,000	\$178	\$447K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	2.4 mi
Newsome High School	High	9–12	3.1 mi
Pinecrest Elementary School	Elementary	PK–5	5.6 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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