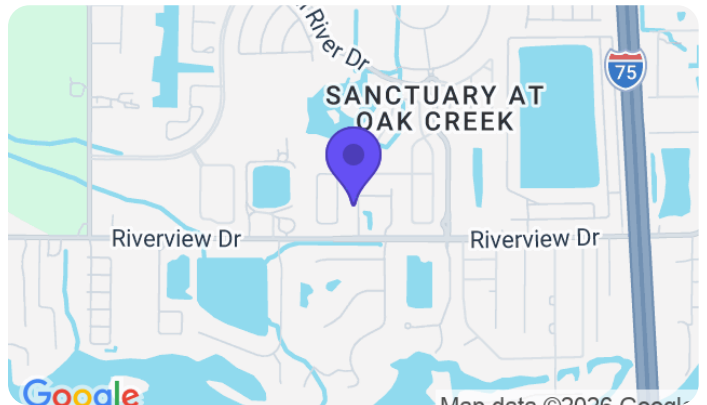
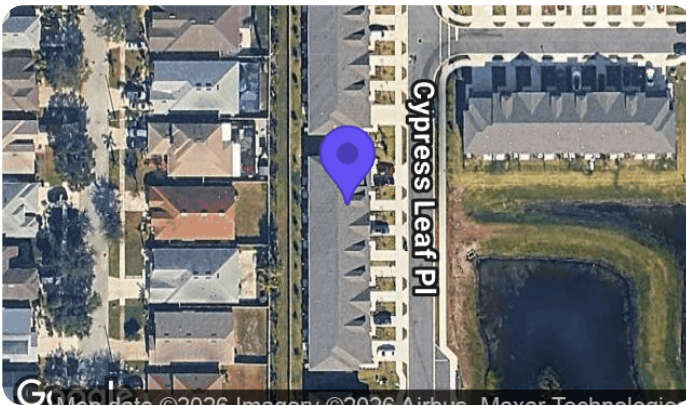


Townhouse **RESIDENTIAL**

8651 CYPRESS LEAF PL

RIVERVIEW, FL 33578

\$238,640 TopHap Estimate · \$156 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,525 ft²
LIVING AREA

2024
YEAR BUILT

2
STORIES

VALUATION

\$239K

\$230K low

\$248K high

Last Sale

\$4,512,000 · Aug 13, 2024

Est. Owner Equity

\$238,640

TAX & ASSESSMENT

Property Tax	\$4,743 (2025)
Assessed Value	\$230,311
Previous Assessed	\$5,071
Assessor Market Value	\$230,311

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 42 ft²

CLIMATE RISK

35
FLOOD

28
WILDFIRE

98
HEAT

75
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

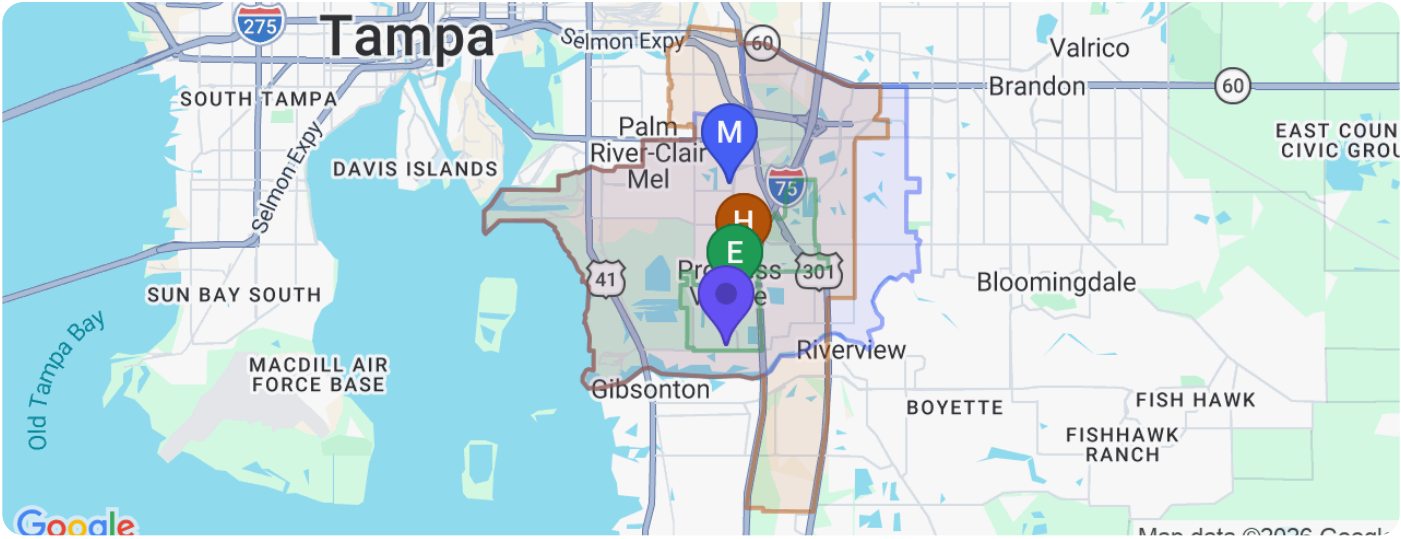
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 13, 2024	Resale	Special Warranty Deed	\$4,512,000	\$2959	\$2.7M

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace M. Ippolito Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	1.3 mi
Don G. Giunta Middle School	Middle	6–8	3.1 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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