

Single Family Residence **RESIDENTIAL**

10422 RIVER BREAM DR

RIVERVIEW, FL 33569

\$277,312 TopHap Estimate · \$215 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,292 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$277K

\$247K low

\$308K high

Last Sale

\$171,900 · Jan 19, 2006

Est. Owner Equity

\$51,639

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$1,480 (2025)
Assessed Value	\$83,453
Previous Assessed	\$81,101
Assessor Market Value	\$194,304

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 180 ft²

CLIMATE RISK

37

FLOOD

33

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 30, 2005	Resale	Special Warranty Deed	\$171,900	\$133	\$169K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$555	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.7 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 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K 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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