

Single Family Residence **RESIDENTIAL**

10430 RIVER BREAM DR

RIVERVIEW, FL 33569

\$323,596 TopHap Estimate · \$166 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.11 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$324K

\$301K low

\$346K high

Last Sale

\$149,000 · Apr 3, 2013

Est. Owner Equity

\$323,596

TAX & ASSESSMENT

Property Tax	\$5,096 (2025)
Assessed Value	\$241,943
Previous Assessed	\$241,957
Assessor Market Value	\$241,943

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 180 ft²

Porch · 30 ft²

CLIMATE RISK

42
FLOOD

33
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2013	Resale	Warranty Deed	\$149,000	\$77	
Apr 26, 2012	Resale	Special Warranty Deed	\$113,000	\$58	\$110K
Aug 22, 2011	Foreclosure sale	Trustees Deed			
Dec 30, 2005	Resale	Corporation Deed	\$193,900	\$100	\$194K
Jul 23, 2005	Resale	Grant Deed	\$705,700	\$363	

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------