

Townhouse

RESIDENTIAL

9221 RIVER ROCK LN

RIVERVIEW, FL 33578

\$281,901 TopHap Estimate · \$146 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,930 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$282K

\$265K low

\$299K high

Last Sale

\$168,500 · Dec 8, 2017

Est. Owner Equity

\$106,826

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,786 (2025)
Assessed Value	\$215,210
Previous Assessed	\$212,944
Assessor Market Value	\$256,902

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 54 ft²

Porch · 160 ft²

CLIMATE RISK

10 FLOOD	28 WILDFIRE	98 HEAT	77 STORM	34 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 22, 2017	Resale	Warranty Deed	\$168,500	\$87	\$160K
Mar 16, 2013	Quitclaim	Quit Claim Transfer			
Dec 14, 2011	Quitclaim	Quit Claim Transfer			
Apr 28, 2006	Resale	Corporation Deed	\$227,500	\$118	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.1 mi
Rodgers Middle Magnet School	Middle	6–8	2.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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