

Single Family Residence **RESIDENTIAL**

2018 RIVER CROSSING DR

VALRICO, FL 33596

\$596,267 TopHap Estimate · \$206 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,901 ft²

LIVING AREA

0.65 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$596K

\$567K low

\$625K high

Last Sale

\$430,000 · Sep 25, 2020

Est. Owner Equity

\$152,267

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$8,875 (2025)
Assessed Value	\$459,851
Previous Assessed	\$446,891
Assessor Market Value	\$622,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.65
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 591 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	98 HEAT	76 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 17, 2020	Resale	Warranty Deed	\$430,000	\$148	\$344K
Sep 24, 2014	Resale	Warranty Deed	\$215,100	\$74	\$225K
Jul 13, 2001	Resale	Grant Deed	\$215,000	\$74	\$165K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.7 mi
Bloomington High School	High	9–12	1.7 mi

Burns Middle School	Middle	6–8	3.0 mi
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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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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