

Townhouse

**RESIDENTIAL**

# 9313 RIVER ROCK LN

RIVERVIEW, FL 33578

**\$261,536** TopHap Estimate · \$144 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,822 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$262K**

\$246K low

\$278K high

Last Sale

**\$177,000 · Aug 3, 2018**

Est. Owner Equity

**\$261,536**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,146 (2025) |
| Assessed Value        | \$252,053      |
| Previous Assessed     | \$253,584      |
| Assessor Market Value | \$252,053      |

## PROPERTY FACTS

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

Patio · 48 ft²

Porch · 168 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 55<br>FLOOD | 28<br>WILDFIRE | 98<br>HEAT | 77<br>STORM | 34<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Aug 2, 2018  | Resale    | Warranty Deed       | \$177,000 | \$97   |        |
| Mar 29, 2017 | Quitclaim | Quit Claim Transfer | \$52,800  | \$29   |        |
| Oct 15, 2014 | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 17, 2014 | Resale    | Warranty Deed       | \$90,000  | \$49   |        |
| Apr 28, 2009 | Quitclaim | Quit Claim Transfer |           |        |        |
| Jul 28, 2006 | Resale    | Corporation Deed    | \$222,700 | \$122  | \$149K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Riverview Elementary School  | Elementary | PK–5   | 0.8 mi   |
| Spoto High School            | High       | 9–12   | 2.2 mi   |
| Rodgers Middle Magnet School | Middle     | 6–8    | 2.3 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>255</b><br>AIR POLLUTION | <b>62,982</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|