

Single Family Residence **RESIDENTIAL**

11263 RUNNING PINE DR

RIVERVIEW, FL 33569

\$446,713 TopHap Estimate · \$160 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,788 ft²
LIVING AREA

0.18 ac
LOT SIZE

2009
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$447K

\$420K low

\$473K high

Last Sale

\$250,000 · Sep 12, 2019

Est. Owner Equity

\$209,213

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$6,019 (2025)
Assessed Value	\$322,827
Previous Assessed	\$313,729
Assessor Market Value	\$356,673

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 188 ft²

CLIMATE RISK

61

FLOOD

30

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2022	Financing	Intrafamily Transfer			\$308K
Sep 5, 2019	Resale	Warranty Deed	\$250,000	\$90	\$238K
Oct 23, 2009	Resale	Grant Deed	\$215,000	\$77	\$220K
Jun 24, 2009	Non-arms-length	Grant Deed	\$50,000	\$18	
Jun 24, 2009	Non-arms-length	Grant Deed	\$50,000	\$18	
May 13, 2005	Non-arms-length	Warranty Deed	\$5,874,800	\$2107	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrell Sessums Elementary School	Elementary	PK–5	0.7 mi
Riverview High School	High	9–12	0.8 mi
Rodgers Middle Magnet School	Middle	6–8	1.0 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	Owner occupied
-----------	----------------