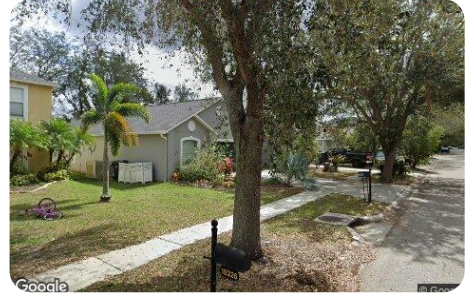


Single Family Residence **RESIDENTIAL**

# 10326 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$340,972** TopHap Estimate · \$155 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,200 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$341K**

\$322K low

\$359K high

Last Sale

**\$230,000 · Dec 18, 2017**

Est. Owner Equity

**\$340,972**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,453 (2025) |
| Assessed Value        | \$261,503      |
| Previous Assessed     | \$263,833      |
| Assessor Market Value | \$261,503      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.12                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |

Patio · 180 ft²

Porch · 204 ft²

## CLIMATE RISK

**1**  
FLOOD

**29**  
WILDFIRE

**98**  
HEAT

**79**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|---------------------|-------------------|----------------------|-----------|--------|--------|
| <b>Feb 12, 2026</b> | Financing         | Intrafamily Transfer |           |        |        |
| <b>Dec 6, 2017</b>  | Resale            | Warranty Deed        | \$230,000 | \$105  |        |
| <b>Apr 6, 2016</b>  | Financing         | Intrafamily Transfer |           |        | \$134K |
| <b>Jan 16, 2013</b> | Quitclaim         | Quit Claim Transfer  |           |        |        |
| <b>Jul 9, 2009</b>  | Resale            | Warranty Deed        | \$147,000 | \$67   | \$144K |
| <b>Sep 10, 2007</b> | Resale            | Warranty Deed        | \$206,300 | \$94   | \$206K |
| <b>Mar 29, 2005</b> | Resale            | Warranty Deed        | \$209,900 | \$95   | \$210K |
| <b>Mar 14, 2005</b> | Recorded document | Warranty Deed        |           |        |        |
| <b>Dec 28, 2004</b> | Resale            | Grant Deed           | \$156,900 | \$71   | \$126K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Glenn H. Barrington Middle School | Middle     | 6–8    | 0.5 mi   |
| Boyette Springs Elementary School | Elementary | PK–5   | 0.9 mi   |
| Newsome High School               | High       | 9–12   | 3.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</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 | Absentee owner |
|-----------|----------------|