

Single Family Residence **RESIDENTIAL**

# 7806 RIVER RIDGE DR

TEMPLE TERRACE, FL 33637

**\$430,468** TopHap Estimate · \$203 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**2,119 ft<sup>2</sup>**  
LIVING AREA

**0.22 ac**  
LOT SIZE

**1983**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$430K**

\$414K low

\$446K high

Last Sale

**\$215,000 · Oct 17, 2015**

Est. Owner Equity

**\$430,468**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,519 (2025) |
| Assessed Value        | \$222,561      |
| Previous Assessed     | \$216,289      |
| Assessor Market Value | \$344,789      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.22                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 56 ft²

## CLIMATE RISK

**1**  
FLOOD

**32**  
WILDFIRE

**98**  
HEAT

**81**  
STORM

**31**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|-----------------------|-----------|--------|--------|
| Oct 9, 2015  | Resale          | Special Warranty Deed | \$215,000 | \$101  | \$211K |
| Jan 14, 2015 | Resale          | Grant Deed            | \$135,100 | \$64   |        |
| Jun 23, 2014 | Non-arms-length | Trustees Deed         | \$85,100  | \$40   |        |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Greco Middle School              | Middle     | 6–8    | 1.1 mi   |
| Temple Terrace Elementary School | Elementary | PK–5   | 1.4 mi   |
| C. Leon King High School         | High       | 9–12   | 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 33637

|                           |                             |                             |                                |                         |                        |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>107</b><br>CRIME INDEX | <b>190</b><br>AIR POLLUTION | <b>19,795</b><br>POPULATION | <b>\$58K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|