

Single Family Residence **RESIDENTIAL**

1925 RIVER CROSSING DR

VALRICO, FL 33596

\$523,752 TopHap Estimate · \$267 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,958 ft²

LIVING AREA

0.35 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$524K

\$487K low

\$560K high

Est. Owner Equity

\$523,752

TAX & ASSESSMENT

Property Tax	\$7,795 (2025)
Assessed Value	\$385,581
Previous Assessed	\$388,417
Assessor Market Value	\$385,581

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.35
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 150 ft²

Patio · 290 ft²

Porch · 206 ft²

CLIMATE RISK

100
FLOOD

31
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2017	Recorded document	Grant Deed			
Dec 19, 2014	Financing	Grant Deed			\$531M
Jun 28, 2013	Resale	Grant Deed	\$149,000	\$76	
Dec 10, 2012	Foreclosure sale	Trustees Deed	\$132,100	\$67	
Apr 6, 2009	Quitclaim	Quit Claim Transfer	\$200,000	\$102	
Jul 1, 2004	Resale	Grant Deed	\$189,000	\$97	\$151K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomingtondale High School	High	9–12	1.7 mi
Burns Middle School	Middle	6–8	3.0 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 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	Absentee owner
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