

Single Family Residence **RESIDENTIAL**

2004 RIVER CROSSING DR

VALRICO, FL 33596

\$462,926 TopHap Estimate · \$187 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,479 ft²

LIVING AREA

0.18 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$463K

\$449K low

\$476K high

Last Sale

\$341,000 · Aug 30, 2005

Est. Owner Equity

\$38,926

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$3,509 (2025)
Assessed Value	\$181,105
Previous Assessed	\$176,001
Assessor Market Value	\$350,555

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
Fireplace	Yes
Pool	Yes

Patio · 468 ft²

Porch · 302 ft²

CLIMATE RISK

1
FLOOD

30
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2012	Quitclaim	Quit Claim Transfer			\$279K
Oct 9, 2007	Financing	Intrafamily Transfer			\$284K
Aug 19, 2005	Resale	Warranty Deed	\$341,000	\$138	\$273K
Jun 12, 2003	Resale	Grant Deed	\$204,000	\$82	\$163K
Nov 3, 1998	Resale	Grant Deed	\$134,000	\$54	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.7 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	Owner occupied
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