

Townhouse

RESIDENTIAL

9244 RIVER ROCK LN

RIVERVIEW, FL 33578

\$289,033 TopHap Estimate · \$157 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,838 ft²

LIVING AREA

2,373 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$289K

\$282K low

\$296K high

Last Sale

\$50,000 · May 28, 2021

Est. Owner Equity

\$129,133

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,091 (2025)
Assessed Value	\$171,880
Previous Assessed	\$167,036
Assessor Market Value	\$253,458

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	HILLSBOROUGH
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 42 ft²

Porch · 162 ft²

CLIMATE RISK

1

FLOOD

28

WILDFIRE

98

HEAT

77

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2021	Quitclaim	Quit Claim Transfer	\$50,000	\$27	
Feb 8, 2017	Resale	Warranty Deed	\$161,000	\$88	\$15K
Oct 19, 2016	Quitclaim	Quit Claim Transfer			
Jan 31, 2011	Resale	Warranty Deed	\$117,000	\$64	
Jan 31, 2007	Resale	Warranty Deed	\$250,000	\$136	\$200K
Apr 27, 2006	Resale	Corporation Deed	\$250,800	\$136	\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.2 mi
Rodgers Middle Magnet School	Middle	6–8	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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K 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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