

Townhouse **RESIDENTIAL**

# 9235 RIVER ROCK LN

RIVERVIEW, FL 33578

**\$218,809** TopHap Estimate · \$142 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,539 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$219K**

\$205K low

\$233K high

Last Sale

**\$225,500 · May 3, 2006**

Est. Owner Equity

**\$123,809**

Loan-to-Value

**44%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,602 (2025) |
| Assessed Value        | \$90,313       |
| Previous Assessed     | \$87,768       |
| Assessor Market Value | \$226,596      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Townhouse                             |
| County        | Hillsborough                          |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 54 ft²

Porch · 81 ft²

## CLIMATE RISK

**38**  
FLOOD

**28**  
WILDFIRE

**98**  
HEAT

**77**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED             | PRICE     | \$/FT² | LOAN  |
|--------------|--------|------------------|-----------|--------|-------|
| Apr 26, 2006 | Resale | Corporation Deed | \$225,500 | \$147  | \$80K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>255</b><br>AIR POLLUTION | <b>62,982</b><br>POPULATION | <b>\$74K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|