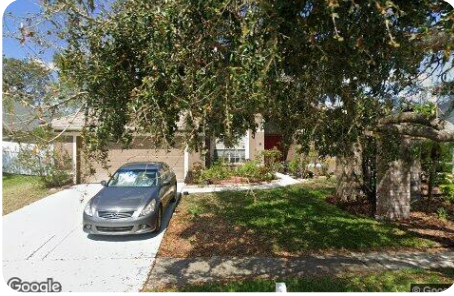


Single Family Residence **RESIDENTIAL**

1912 VISTA RIVER DR

VALRICO, FL 33596

\$456,424 TopHap Estimate · \$224 / ft² · confidence 97 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,042 ft²
LIVING AREA

0.2 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$456K

\$444K low

\$469K high

Est. Owner Equity

\$306,424

Loan-to-Value

32%

TAX & ASSESSMENT

Property Tax	\$6,761 (2025)
Assessed Value	\$373,115
Previous Assessed	\$372,528
Assessor Market Value	\$375,570

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 177 ft²

Porch · 438 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 29, 2017	Quitclaim	Quit Claim Transfer	\$60,000	\$29	
Apr 7, 2006	Resale	Special Warranty Deed	\$292,000	\$143	\$208K
Apr 7, 2006	Recorded document	Warranty Deed			
Apr 15, 2005	Resale	Warranty Deed	\$190,000	\$93	\$199K
Jun 5, 2003	Resale	Grant Deed	\$173,000	\$85	\$130K
Feb 3, 2003	Non-arms-length	Grant Deed	\$175,000	\$86	
Jul 25, 2000	Resale	Grant Deed	\$161,600	\$79	\$129K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomingtondale High School	High	9–12	1.6 mi
Burns Middle School	Middle	6–8	2.8 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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