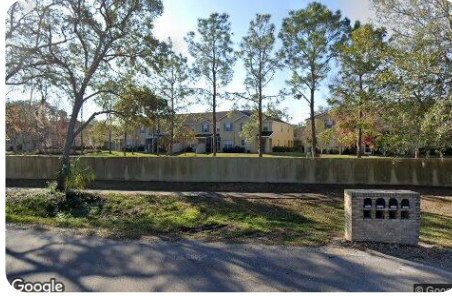
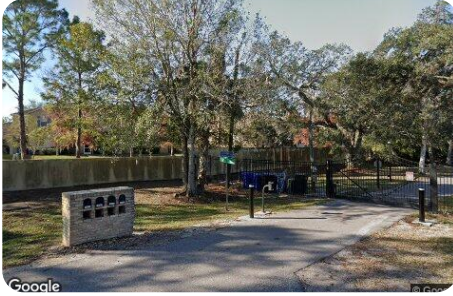


Townhouse **RESIDENTIAL**

9212 RIVER ROCK LN

RIVERVIEW, FL 33578

\$173,266 TopHap Estimate · \$90 / ft² · confidence 86 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,930 ft²

LIVING AREA

1,992 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$173K

\$149K low

\$198K high

Last Sale

\$180,000 · Jul 24, 2025

Est. Owner Equity

\$29,266

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$1,711 (2025)
Assessed Value	\$105,989
Previous Assessed	\$103,002
Assessor Market Value	\$250,627

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	HILLSBOROUGH
Lot (acres)	0.05
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 54 ft²

Porch · 106 ft²

CLIMATE RISK

16 FLOOD	27 WILDFIRE	98 HEAT	77 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2025	Resale	Warranty Deed	\$180,000	\$93	\$144K
Apr 12, 2022	Financing	Intrafamily Transfer			
Feb 21, 2020	Quitclaim	Quit Claim Transfer			
Mar 2, 2009	Resale	Special Warranty Deed	\$99,000	\$51	\$97K
Dec 4, 2008	Recorded document	Trustees Deed			
Sep 26, 2006	Recorded document	Warranty Deed			
Mar 6, 2006	Resale	Grant Deed	\$223,000	\$116	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.1 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	Absentee owner
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