

Single Family Residence

RESIDENTIAL

2003 RIVER PARK CT

VALRICO, FL 33596

\$369,833 TopHap Estimate · \$220 / ft² · confidence 98 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,682 ft²

LIVING AREA

0.2 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$370K

\$361K low

\$378K high

Last Sale

\$215,000 · May 10, 2005

Est. Owner Equity

\$173,114

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$2,973 (2025)
Assessed Value	\$156,760
Previous Assessed	\$152,342
Assessor Market Value	\$306,207

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
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 304 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 20, 2025	Financing	Intrafamily Transfer			
May 2, 2005	Resale	Warranty Deed	\$215,000	\$128	\$172K
May 12, 2003	Resale	Grant Deed	\$155,900	\$93	\$125K
Apr 30, 1996	Resale	Grant Deed	\$107,900	\$64	\$103K

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	2.9 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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