

Single Family Residence

**RESIDENTIAL**

# 9407 PINE RIDGE AVE

RIVERVIEW, FL 33578

**\$298,323** TopHap Estimate · \$192 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,555 ft<sup>2</sup>**

LIVING AREA

**0.23 ac**

LOT SIZE

**1986**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$298K**

\$267K low

\$330K high

Est. Owner Equity

**\$198,323**

Loan-to-Value

**33%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,707 (2025) |
| Assessed Value        | \$102,592      |
| Previous Assessed     | \$99,701       |
| Assessor Market Value | \$243,938      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Hillsborough                          |
| Lot (acres)   | 0.23                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Porch · 36 ft²

## CLIMATE RISK

**1**  
FLOOD

**29**  
WILDFIRE

**98**  
HEAT

**77**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------|-----------|----------------------|-------|--------|------|
| Nov 4, 2024  | Financing | Intrafamily Transfer |       |        |      |
| Jun 22, 2005 | Quitclaim | Quit Claim Transfer  |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Riverview Elementary School  | Elementary | PK–5   | 1.0 mi   |
| Rodgers Middle Magnet School | Middle     | 6–8    | 2.3 mi   |
| Spoto High School            | High       | 9–12   | 2.3 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> |
|-----------|-----------------------|