

Single Family Residence **RESIDENTIAL**

1902 VISTA RIVER DR

VALRICO, FL 33596

\$452,061 TopHap Estimate · \$221 / ft² · confidence 96 · 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

\$452K

\$434K low

\$470K high

Last Sale

\$292,900 · Oct 3, 2005

Est. Owner Equity

\$168,411

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$714 (2025)
Assessed Value	\$189,991
Previous Assessed	\$184,637
Assessor Market Value	\$376,860

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 · 108 ft²

Porch · 446 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
Sep 1, 2005	Resale	Warranty Deed	\$292,900	\$143	\$303K
Aug 6, 2003	Resale	Grant Deed	\$193,900	\$95	\$101K
Aug 8, 2000	Resale	Grant Deed	\$160,300	\$79	\$128K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.9 mi
Bloomington 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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