

Single Family Residence **RESIDENTIAL**

# 1906 VISTA RIVER DR

VALRICO, FL 33596

**\$437,663** TopHap Estimate · \$214 / ft<sup>2</sup> · confidence 97 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,045 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$438K**

\$423K low

\$453K high

Last Sale

**\$146,100 · Dec 11, 1998**

Est. Owner Equity

**\$304,063**

Loan-to-Value

**30%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,854 (2025) |
| Assessed Value        | \$173,983      |
| Previous Assessed     | \$169,080      |
| Assessor Market Value | \$366,874      |

## 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          | No                                    |

Patio · 575 ft²

Porch · 476 ft²

## CLIMATE RISK

1

FLOOD

30

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Mar 4, 2024  | Financing | Intrafamily Transfer |           |        |        |
| Dec 11, 1998 | Resale    | Grant Deed           | \$146,100 | \$71   | \$139K |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>260</b><br>AIR POLLUTION | <b>31,287</b><br>POPULATION | <b>\$111K</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> |
|-----------|-----------------------|