

Single Family Residence **RESIDENTIAL**

1916 RIVER CROSSING DR

VALRICO, FL 33596

\$410,924 TopHap Estimate · \$203 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,024 ft²
LIVING AREA

0.18 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$411K

\$394K low

\$428K high

Last Sale

\$415,000 · Feb 6, 2026

Est. Owner Equity

\$8,374

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$5,430 (2024)
Assessed Value	\$303,403
Assessor Market Value	\$303,403

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.18
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

CLIMATE RISK

1 FLOOD	30 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jan 20, 2026	Resale	Warranty Deed	\$415,000	\$205	\$403K
Jan 20, 2026	Financing	Correction Deed			
Dec 5, 2023	Financing	Intrafamily Transfer			
Sep 22, 2023	Resale	Warranty Deed	\$396,000	\$196	\$384K
Jul 21, 2020	Resale	Warranty Deed	\$282,000	\$139	\$277K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomington High School	High	9–12	1.7 mi

Burns Middle School	Middle	6–8	2.9 mi
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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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