

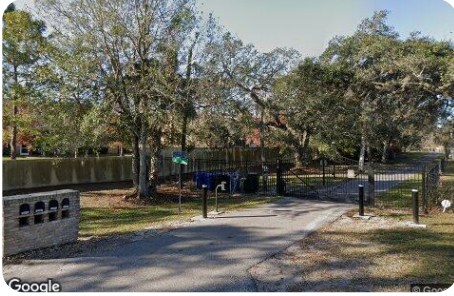
Townhouse

RESIDENTIAL

9206 RIVER ROCK LN

RIVERVIEW, FL 33578

\$281,941 TopHap Estimate · \$147 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,920 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$282K

\$266K low

\$298K high

Last Sale

\$292,000 · Aug 20, 2025

Est. Owner Equity

\$4,541

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$4,495 (2025)
Assessed Value	\$248,778
Previous Assessed	\$241,767
Assessor Market Value	\$249,927

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 54 ft²

Porch · 76 ft²

CLIMATE RISK

1 FLOOD	27 WILDFIRE	98 HEAT	77 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 4, 2025	Resale	Warranty Deed	\$292,000	\$152	\$277K
Apr 13, 2021	Resale	Warranty Deed	\$210,000	\$109	\$206K
Apr 13, 2021	Resale	Warranty Deed	\$210,000	\$109	\$206K
Oct 7, 2011	Quitclaim	Quit Claim Transfer			\$227K
Feb 24, 2006	Resale	Corporation Deed	\$223,100	\$116	\$228K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.1 mi
Rodgers Middle Magnet School	Middle	6–8	2.4 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

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K 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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