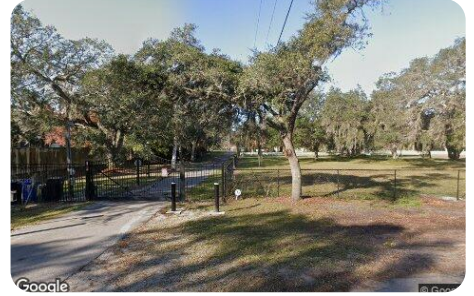


Townhouse **RESIDENTIAL**

# 9214 RIVER ROCK LN

RIVERVIEW, FL 33578

**\$261,955** TopHap Estimate · \$144 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,822 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$262K**

\$249K low

\$275K high

Last Sale

**\$190,000 · May 17, 2019**

Est. Owner Equity

**\$33,018**

Loan-to-Value

**90%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,130 (2025) |
| Assessed Value        | \$173,996      |
| Previous Assessed     | \$169,092      |
| Assessor Market Value | \$247,198      |

## PROPERTY FACTS

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

Patio · 48 ft²

Porch · 168 ft²

## CLIMATE RISK

16  
FLOOD

27  
WILDFIRE

98  
HEAT

77  
STORM

34  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| May 15, 2019 | Resale            | Warranty Deed         | \$190,000 | \$104  | \$187K |
| Apr 10, 2017 | Resale            | Warranty Deed         | \$161,000 | \$88   | \$158K |
| Nov 4, 2010  | Quitclaim         | Quit Claim Transfer   |           |        |        |
| May 19, 2010 | Resale            | Special Warranty Deed | \$104,000 | \$57   | \$103K |
| Feb 23, 2010 | Recorded document | Trustees Deed         |           |        |        |
| Mar 3, 2006  | Resale            | Grant Deed            | \$223,000 | \$122  | \$178K |

## 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>255</div> <div>AIR POLLUTION</div> | <div>62,982</div> <div>POPULATION</div> | <div>\$74K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|