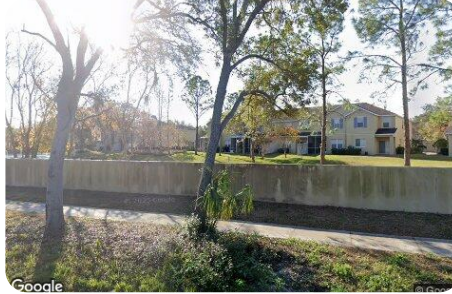


Townhouse **RESIDENTIAL**

9220 RIVER ROCK LN

RIVERVIEW, FL 33578

\$254,117 TopHap Estimate · \$132 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,930 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$254K

\$236K low

\$272K high

Last Sale

\$120,000 · Oct 6, 2009

Est. Owner Equity

\$77,345

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$1,888 (2025)
Assessed Value	\$105,989
Previous Assessed	\$103,002
Assessor Market Value	\$255,946

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 · 106 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
Oct 2, 2009	Resale	Warranty Deed	\$120,000	\$62	\$118K
Mar 23, 2006	Resale	Corporation Deed	\$239,200	\$124	\$150K

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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