

Single Family Residence **RESIDENTIAL**

2609 THAMES RIVER PL

VALRICO, FL 33596

\$368,225 TopHap Estimate · \$238 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,544 ft²

LIVING AREA

0.15 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$368K

\$356K low

\$381K high

Last Sale

\$292,000 · Mar 30, 2021

Est. Owner Equity

\$206,225

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$4,841 (2025)
Assessed Value	\$269,157
Previous Assessed	\$264,167
Assessor Market Value	\$269,157

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 108 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	98 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 24, 2021	Resale	Warranty Deed	\$292,000	\$189	\$162K
Mar 24, 2021	Resale	Warranty Deed	\$292,000	\$189	\$162K
Jun 21, 2016	Resale	Special Warranty Deed	\$170,900	\$111	\$168K
Mar 22, 2016	Non-arms-length	Trustees Deed	\$147,308	\$95	
Apr 28, 2010	Resale	Grant Deed	\$130,000	\$84	\$96K
Oct 8, 2009	Recorded document	Trustees Deed			
Jul 29, 2005	Resale	Special Warranty Deed	\$238,400	\$154	\$36K
Nov 8, 2004	Resale	Warranty Deed	\$416,700	\$270	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mulrennan Middle School	Middle	6–8	0.4 mi
Buckhorn Elementary School	Elementary	PK–5	0.6 mi
Durant High School	High	9–12	4.2 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

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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