

Single Family Residence **RESIDENTIAL**

1801 VISTA RIVER DR

VALRICO, FL 33596

\$525,856 TopHap Estimate · \$183 / ft² · confidence 86 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,866 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$526K

\$455K low

\$597K high

Last Sale

\$535,000 · Oct 7, 2025

Est. Owner Equity

\$35,856

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$8,430 (2025)
Assessed Value	\$467,352
Previous Assessed	\$454,181
Assessor Market Value	\$470,404

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 242 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 29, 2025	Resale	Warranty Deed	\$535,000	\$187	\$490K
Oct 19, 2021	Resale	Warranty Deed	\$490,000	\$171	\$490K
Aug 18, 1999	Resale	Grant Deed	\$201,100	\$70	\$191K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.1 mi
Bloomington High School	High	9–12	1.7 mi
Burns Middle School	Middle	6–8	2.9 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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