

Single Family Residence

RESIDENTIAL

1803 VISTA RIVER DR

VALRICO, FL 33596

\$487,958

TopHap Estimate · \$216 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,255 ft²

LIVING AREA

0.23 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$488K

\$469K low

\$507K high

Last Sale

\$330,000 · Jul 15, 2019

Est. Owner Equity

\$137,958

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$714 (2025)
Assessed Value	\$297,770
Previous Assessed	\$289,378
Assessor Market Value	\$407,129

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 216 ft²

Porch · 247 ft²

CLIMATE RISK

1

FLOOD

31

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2019	Resale	Warranty Deed	\$330,000	\$146	\$330K
Jun 28, 2011	Resale	Warranty Deed	\$227,500	\$101	\$182K
Aug 21, 2008	Resale	Warranty Deed	\$285,000	\$126	\$125K
Aug 3, 2004	Resale	Warranty Deed	\$242,000	\$107	\$247K
Jun 28, 2001	Resale	Grant Deed	\$196,900	\$87	\$184K
Oct 13, 1999	Resale	Grant Deed	\$160,900	\$71	\$110K

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	2.8 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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