

Single Family Residence

RESIDENTIAL

1805 VISTA RIVER DR

VALRICO, FL 33596

\$514,508

TopHap Estimate · \$213 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,418 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$515K

\$496K low

\$533K high

Last Sale

\$239,900 · Jul 9, 2012

Est. Owner Equity

\$217,149

Loan-to-Value

59%

TAX & ASSESSMENT

Property Tax	\$800 (2025)
Assessed Value	\$240,174
Previous Assessed	\$233,405
Assessor Market Value	\$440,565

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	Yes

Patio · 312 ft²

Porch · 209 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 5, 2012	Resale	Warranty Deed	\$239,900	\$99	\$240K
Nov 5, 2001	Resale	Grant Deed	\$190,000	\$79	\$181K
Jul 29, 1999	Resale	Grant Deed	\$182,000	\$75	\$173K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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