

Single Family Residence **RESIDENTIAL**

# 2619 THAMES RIVER PL

VALRICO, FL 33596

**\$557,473** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**6**

BEDS

**3**

BATHS

**2,978 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$557K**

\$515K low

\$600K high

Last Sale

**\$309,000 · Jul 11, 2018**

Est. Owner Equity

**\$165,473**

Loan-to-Value

**72%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$713 (2025) |
| Assessed Value        | \$304,781    |
| Previous Assessed     | \$296,191    |
| Assessor Market Value | \$410,526    |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.17                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Porch · 230 ft²

## CLIMATE RISK

**1**  
FLOOD

**12**  
WILDFIRE

**98**  
HEAT

**75**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Aug 25, 2025 | Quitclaim | Quit Claim Transfer   | \$127,291 | \$43   | \$392K |
| Jul 5, 2018  | Resale    | Warranty Deed         | \$309,000 | \$104  | \$294K |
| May 20, 2010 | Resale    | Warranty Deed         | \$175,000 | \$59   | \$120K |
| Apr 20, 2005 | Resale    | Special Warranty Deed | \$280,400 | \$94   | \$264K |
| Nov 8, 2004  | Resale    | Warranty Deed         | \$416,700 | \$140  |        |

## 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>260</b><br>AIR POLLUTION | <b>31,287</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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