

Single Family Residence **RESIDENTIAL**

# 2617 THAMES RIVER PL

VALRICO, FL 33596

**\$372,987** TopHap Estimate · \$189 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**4**

BEDS

**2**

BATHS

**1,974 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$373K**

\$354K low

\$392K high

Last Sale

**\$202,900 · Mar 14, 2005**

Est. Owner Equity

**\$335,487**

Loan-to-Value

**10%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,896 (2025) |
| Assessed Value        | \$162,566      |
| Previous Assessed     | \$157,984      |
| Assessor Market Value | \$309,623      |

## 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 · 609 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 |
|--------------|--------|---------------|-----------|--------|------|
| Mar 14, 2005 | Resale | Grant Deed    | \$202,900 | \$103  |      |
| Nov 8, 2004  | Resale | Warranty Deed | \$416,700 | \$211  |      |

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

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

## OWNERSHIP

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