

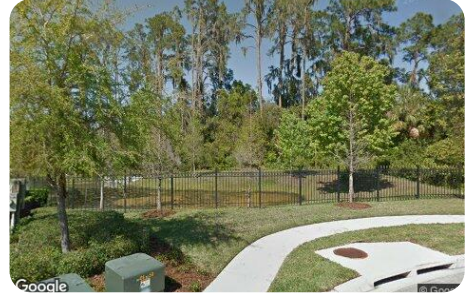
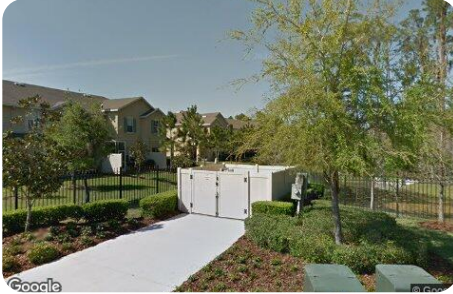
Townhouse

RESIDENTIAL

9306 RIVER ROCK LN

RIVERVIEW, FL 33578

\$261,304 TopHap Estimate · \$135 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,930 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$261K

\$243K low

\$280K high

Last Sale

\$205,000 · May 25, 2021

Est. Owner Equity

\$54,804

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$5,291 (2025)
Assessed Value	\$250,627
Previous Assessed	\$249,444
Assessor Market Value	\$250,627

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 54 ft²

Porch · 106 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	98 HEAT	77 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 21, 2021	Resale	Warranty Deed	\$205,000	\$106	\$156K
May 26, 2006	Resale	Corporation Deed	\$219,500	\$114	\$208K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.2 mi
Rodgers Middle Magnet School	Middle	6–8	2.3 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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