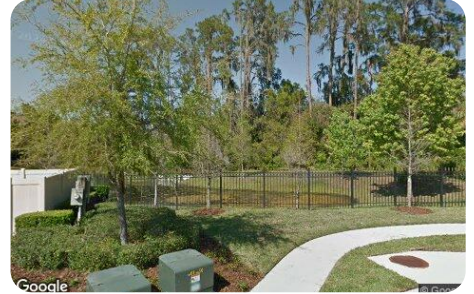
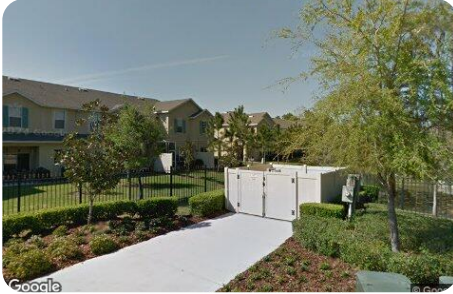


Townhouse **RESIDENTIAL**

9312 RIVER ROCK LN

RIVERVIEW, FL 33578

\$267,357 TopHap Estimate · \$139 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,920 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$267K

\$257K low

\$277K high

Last Sale

\$171,500 · Mar 15, 2018

Est. Owner Equity

\$102,367

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,133 (2025)
Assessed Value	\$174,162
Previous Assessed	\$169,254
Assessor Market Value	\$251,802

PROPERTY FACTS

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

Deck · 130 ft²

Patio · 184 ft²

Porch · 76 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
Dec 7, 2021	Quitclaim	Quit Claim Transfer	\$80,600	\$42	\$165K
Mar 15, 2018	Resale	Warranty Deed	\$171,500	\$89	\$168K
Jun 30, 2006	Resale	Corporation Deed	\$223,300	\$116	\$179K

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	Owner occupied
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