

Single Family Residence **RESIDENTIAL**

# 10338 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$300,203** TopHap Estimate · \$259 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,158 ft<sup>2</sup>**

LIVING AREA

**4,000 ft<sup>2</sup>**

LOT SIZE

**2005**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$300K**

\$286K low

\$314K high

Last Sale

**\$314,900 · Apr 13, 2023**

Est. Owner Equity

**\$0**

Loan-to-Value

**102%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,648 (2025) |
| Assessed Value        | \$215,264      |
| Previous Assessed     | \$217,095      |
| Assessor Market Value | \$215,264      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.09                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 180 ft²

Porch · 40 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   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Apr 11, 2023 | Resale | Warranty Deed         | \$314,900 | \$272  | \$10K  |
| Oct 25, 2016 | Resale | Warranty Deed         | \$146,000 | \$126  | \$143K |
| May 31, 2005 | Resale | Special Warranty Deed | \$150,700 | \$130  | \$136K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Glenn H. Barrington Middle School | Middle     | 6–8    | 0.5 mi   |
| Boyette Springs Elementary School | Elementary | PK–5   | 0.9 mi   |
| Newsome High School               | High       | 9–12   | 3.7 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 33569

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>275</div> <div>AIR POLLUTION</div> | <div>32,078</div> <div>POPULATION</div> | <div>\$92K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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