

Single Family Residence **RESIDENTIAL**

2730 AVON RIVER DR

VALRICO, FL 33596

\$453,855 TopHap Estimate · \$199 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,283 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$454K

\$429K low

\$479K high

Last Sale

\$315,000 · May 8, 2019

Est. Owner Equity

\$453,855

TAX & ASSESSMENT

Property Tax	\$5,257 (2025)
Assessed Value	\$289,428
Previous Assessed	\$281,271
Assessor Market Value	\$386,118

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 · 349 ft²

CLIMATE RISK

1
FLOOD

14
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 10, 2024	Financing	Intrafamily Transfer			
May 1, 2019	Resale	Warranty Deed	\$315,000	\$138	
Sep 14, 2011	Resale	Special Warranty Deed	\$159,000	\$70	\$127K
May 10, 2011	Recorded document	Trustees Deed	\$100	\$0	
Sep 23, 2005	Resale	Warranty Deed	\$315,000	\$138	\$192K
Dec 8, 2004	Resale	Grant Deed	\$213,400	\$93	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckhorn Elementary School	Elementary	PK–5	0.5 mi
Mulrennan Middle School	Middle	6–8	0.5 mi
Durant High School	High	9–12	4.3 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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