

Single Family Residence

RESIDENTIAL

2702 AVON RIVER DR

VALRICO, FL 33596

\$516,711 TopHap Estimate · \$168 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,067 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$517K

\$489K low

\$544K high

Last Sale

\$283,600 · Mar 22, 2005

Est. Owner Equity

\$233,911

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,283 (2025)
Assessed Value	\$181,855
Previous Assessed	\$176,730
Assessor Market Value	\$402,516

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 230 ft²

CLIMATE RISK

1 FLOOD	12 WILDFIRE	98 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 28, 2005	Resale	Special Warranty Deed	\$283,600	\$92	\$180K
Aug 21, 2004	Resale	Warranty Deed	\$286,700	\$93	

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	4.1 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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