

Single Family Residence **RESIDENTIAL**

2706 AVON RIVER DR

VALRICO, FL 33596

\$538,591 TopHap Estimate · \$185 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,909 ft²

LIVING AREA

0.2 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$539K

\$510K low

\$567K high

Last Sale

\$185,000 · Feb 16, 2010

Est. Owner Equity

\$141,091

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,374 (2025)
Assessed Value	\$407,901
Previous Assessed	\$407,998
Assessor Market Value	\$407,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 560 ft²

Porch · 513 ft²

CLIMATE RISK

1

FLOOD

12

WILDFIRE

98

HEAT

75

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2023	Non-arms-length	Warranty Deed	\$530,000	\$182	\$398K
May 17, 2022	Quitclaim	Quit Claim Transfer			
Feb 16, 2010	Resale	Warranty Deed	\$185,000	\$64	
Apr 6, 2005	Resale	Special Warranty Deed	\$269,200	\$93	\$215K
Sep 10, 2004	Resale	Warranty Deed	\$258,900	\$89	

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	4.2 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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