

Single Family Residence

RESIDENTIAL

2712 AVON RIVER DR

VALRICO, FL 33596

\$556,655 TopHap Estimate · \$182 / ft² · confidence 93 · as of Jul 14, 2026



6

BEDS

3

BATHS

3,058 ft²

LIVING AREA

0.2 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$557K

\$516K low

\$597K high

Last Sale

\$554,000 · May 27, 2025

Est. Owner Equity

\$111,155

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,733 (2025)
Assessed Value	\$208,429
Previous Assessed	\$202,555
Assessor Market Value	\$429,977

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	Yes

Patio · 568 ft²

Porch · 230 ft²

CLIMATE RISK

1

FLOOD

11

WILDFIRE

98

HEAT

75

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 23, 2025	Resale	Warranty Deed	\$554,000	\$181	\$446K
Jun 15, 2006	Quitclaim	Quit Claim Transfer			
Apr 4, 2005	Resale	Special Warranty Deed	\$318,700	\$104	\$255K
Aug 21, 2004	Resale	Warranty Deed	\$286,700	\$94	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mulrennan Middle School	Middle	6–8	0.5 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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