

Single Family Residence **RESIDENTIAL**

2718 AVON RIVER DR

VALRICO, FL 33596

\$508,074 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jun 23, 2026



5

BEDS

4

BATHS

3,058 ft²

LIVING AREA

0.21 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$508K

\$478K low

\$539K high

Last Sale

\$314,000 · May 9, 2005

Est. Owner Equity

\$175,139

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$3,345 (2025)
Assessed Value	\$187,171
Previous Assessed	\$181,896
Assessor Market Value	\$418,011

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 · 217 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
Apr 29, 2005	Resale	Special Warranty Deed	\$314,000	\$103	\$251K
Apr 29, 2005	Recorded document	Warranty Deed			
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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