

Single Family Residence

RESIDENTIAL

2735 AVON RIVER DR

VALRICO, FL 33596

\$471,392 TopHap Estimate · \$206 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,283 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$471K

\$441K low

\$501K high

Last Sale

\$234,400 · Dec 17, 2004

Est. Owner Equity

\$391,392

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$2,772 (2025)
Assessed Value	\$173,223
Previous Assessed	\$168,341
Assessor Market Value	\$359,887

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 308 ft²

Porch · 349 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
Jan 24, 2005	Recorded document	Warranty Deed			
Dec 17, 2004	Resale	Warranty Deed	\$234,400	\$103	
Dec 9, 2004	Resale	Grant Deed	\$212,800	\$93	\$111K

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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