

Single Family Residence **RESIDENTIAL**

# 11804 ROSSMAYNE DR

RIVERVIEW, FL 33569

**\$384,971** TopHap Estimate · \$254 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,516 ft<sup>2</sup>**

LIVING AREA

**0.19 ac**

LOT SIZE

**1998**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$385K**

\$365K low

\$405K high

Last Sale

**\$243,000 · Oct 8, 2019**

Est. Owner Equity

**\$144,471**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,117 (2025) |
| Assessed Value        | \$227,322      |
| Previous Assessed     | \$220,915      |
| Assessor Market Value | \$289,878      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.19                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Pool house

Porch · 35 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 26<br>WILDFIRE | 98<br>HEAT | 79<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Sep 26, 2019 | Resale | Warranty Deed | \$243,000 | \$160  | \$236K |
| Jul 12, 2019 | Resale | Warranty Deed | \$223,200 | \$147  |        |
| Apr 15, 2008 | Resale | Warranty Deed | \$215,000 | \$142  | \$212K |
| Apr 4, 1998  | Resale | Grant Deed    | \$98,500  | \$65   | \$79K  |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Riverview High School             | High       | 9–12   | 0.8 mi   |
| Rodgers Middle Magnet School      | Middle     | 6–8    | 0.9 mi   |
| Boyette Springs Elementary School | Elementary | PK–5   | 1.4 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 33569

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|