

Single Family Residence **RESIDENTIAL**

10458 RIVER BREAM DR

RIVERVIEW, FL 33569

\$346,188 TopHap Estimate · \$202 / ft² · confidence 85 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,716 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$346K

\$295K low

\$398K high

Last Sale

\$345,000 · Apr 16, 2025

Est. Owner Equity

\$70,188

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$3,488 (2025)
Assessed Value	\$193,512
Previous Assessed	\$188,058
Assessor Market Value	\$247,499

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 100 ft²

Porch · 191 ft²

CLIMATE RISK

1
FLOOD

37
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 4, 2025	Resale	Warranty Deed	\$345,000	\$201	\$276K
May 20, 2019	Resale	Warranty Deed	\$220,000	\$128	\$209K
Nov 28, 2011	Resale	Warranty Deed	\$124,900	\$73	\$122K
Sep 21, 2010	Non-arms-length	Trustees Deed	\$88,700	\$52	
Jan 3, 2005	Quitclaim	Quit Claim Transfer	\$56,500	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.7 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.8 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

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K 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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