

Single Family Residence **RESIDENTIAL**

# 10506 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$381,921** TopHap Estimate · \$134 / ft² · confidence 96 · as of Jul 14, 2026



**6**

BEDS

**3**

BATHS

**2,844 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**2005**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$382K**

\$367K low

\$397K high

Last Sale

**\$194,000 · Oct 21, 2014**

Est. Owner Equity

**\$196,727**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,271 (2025) |
| Assessed Value        | \$181,603      |
| Previous Assessed     | \$176,485      |
| Assessor Market Value | \$309,926      |

## 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                                    |

Porch · 474 ft²

## CLIMATE RISK

**1**  
FLOOD

**34**  
WILDFIRE

**97**  
HEAT

**82**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Oct 20, 2014 | Resale | Warranty Deed | \$194,000 | \$68   | \$190K |
| Mar 24, 2005 | Resale | Grant Deed    | \$174,900 | \$61   | \$161K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Glenn H. Barrington Middle School | Middle     | 6–8    | 0.8 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

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

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

|
 OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|