

Single Family Residence **RESIDENTIAL**

12404 LATCHFORD STREAM PL

RIVERVIEW, FL 33579

\$512,648 TopHap Estimate · \$144 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,552 ft²
LIVING AREA

0.17 ac
LOT SIZE

2012
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$513K

\$479K low

\$546K high

Last Sale

\$287,500 · Jun 21, 2018

Est. Owner Equity

\$67,648

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$8,998 (2025)
Assessed Value	\$411,220
Previous Assessed	\$414,792
Assessor Market Value	\$411,220

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 156 ft²

CLIMATE RISK

45 FLOOD	32 WILDFIRE	97 HEAT	84 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 1, 2018	Resale	Warranty Deed	\$287,500	\$81	\$279K
Feb 1, 2013	Resale	Special Warranty Deed	\$253,900	\$71	\$259K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collins PK-8 School	Elementary	PK–8	0.2 mi
Riverview High School	High	9–12	2.8 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.

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 NEIGHBORHOOD · ZIP 33579

33 CRIME INDEX	274 AIR POLLUTION	49,771 POPULATION	\$102K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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