

Single Family Residence **RESIDENTIAL**

12406 LATCHFORD STREAM PL

RIVERVIEW, FL 33579

\$392,717 TopHap Estimate · \$150 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,626 ft²
LIVING AREA

0.16 ac
LOT SIZE

2013
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$393K

\$364K low

\$421K high

Last Sale

\$410,000 · May 1, 2024

Est. Owner Equity

\$132,717

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,744 (2025)
Assessed Value	\$355,465
Previous Assessed	\$227,485
Assessor Market Value	\$355,465

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 90 ft²

Porch · 258 ft²

CLIMATE RISK

41

FLOOD

31

WILDFIRE

97

HEAT

84

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2025	Financing	Intrafamily Transfer			
Apr 30, 2024	Resale	Warranty Deed	\$410,000	\$156	\$260K
Jul 30, 2015	Resale	Warranty Deed	\$250,700	\$95	\$246K
Mar 29, 2013	Resale	Special Warranty Deed	\$233,990	\$89	\$230K
Jun 7, 2011	Resale	Grant Deed	\$2,185,700	\$832	

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.

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.

OWNERSHIP

Occupancy	Absentee owner
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