

Single Family Residence **RESIDENTIAL**

12408 LATCHFORD STREAM PL

RIVERVIEW, FL 33579

\$494,082 TopHap Estimate · \$149 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,306 ft²

LIVING AREA

0.18 ac

LOT SIZE

2013

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$494K

\$467K low

\$521K high

Last Sale

\$426,000 · Aug 26, 2021

Est. Owner Equity

\$268,082

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$8,856 (2025)
Assessed Value	\$403,412
Previous Assessed	\$392,043
Assessor Market Value	\$419,191

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 300 ft²

Porch · 588 ft²

CLIMATE RISK

16 FLOOD	31 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
Aug 23, 2021	Resale	Warranty Deed	\$426,000	\$129	\$226K
Apr 30, 2013	Resale	Special Warranty Deed	\$267,990	\$81	\$241K
Jun 7, 2011	Resale	Grant Deed	\$2,185,700	\$661	

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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