

Single Family Residence

RESIDENTIAL

# 12425 RIVERGLEN DR

RIVERVIEW, FL 33569

**\$493,814** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 93 · as of Jun 23, 2026

4

BEDS

3

BATHS

2,383 ft<sup>2</sup>

LIVING AREA

0.59 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

## VALUATION

**\$494K**

\$459K low

\$528K high

Last Sale

\$239,600 · Feb 1, 2016

Est. Owner Equity

**\$493,814**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,003 (2025) |
| Assessed Value        | \$460,754      |
| Previous Assessed     | \$464,333      |
| Assessor Market Value | \$460,754      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.59                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Patio · 550 ft²

Porch · 226 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 33<br>WILDFIRE | 98<br>HEAT | 79<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Jan 15, 2016 | Non-arms-length | Trustees Deed       | \$239,600 | \$101  |        |
| Mar 15, 2014 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Mar 7, 2003  | Resale          | Grant Deed          | \$56,000  | \$23   | \$226K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Boyette Springs Elementary School | Elementary | PK–5   | 1.1 mi   |
| Rodgers Middle Magnet School      | Middle     | 6–8    | 1.2 mi   |
| Riverview High School             | High       | 9–12   | 1.6 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 | Absentee owner |
|-----------|----------------|