

Residential - Vacant Land **RESIDENTIAL**

**RIVERVIEW DR**  
RIVERVIEW, FL 33578



**0.4 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$54,500 · Nov 22, 2006**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$1,133 (2025)</b> |
| Assessed Value        | <b>\$67,082</b>       |
| Previous Assessed     | <b>\$67,082</b>       |
| Assessor Market Value | <b>\$67,082</b>       |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Hillsborough              |
| Lot (acres)   | 0.40                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>98</b><br>FLOOD | <b>32</b><br>WILDFIRE | <b>98</b><br>HEAT | <b>72</b><br>STORM | <b>34</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED          | PRICE    | \$/FT <sup>2</sup> | LOAN |
|---------------------|-------------------|---------------|----------|--------------------|------|
| <b>Jan 3, 2007</b>  | Recorded document | Warranty Deed |          |                    |      |
| <b>Nov 22, 2006</b> | Resale            | Grant Deed    | \$54,500 |                    |      |
| <b>May 25, 2004</b> | Recorded document | Grant Deed    |          |                    |      |
| <b>Sep 9, 1998</b>  | Resale            | Grant Deed    | \$67,900 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| <b>Spoto High School</b>            | High       | 9–12   | 2.0 mi   |
| <b>Don G. Giunta Middle School</b>  | Middle     | 6–8    | 3.4 mi   |
| <b>E. L. Bing Elementary School</b> | Elementary | PK–5   | 3.4 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 33578

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>255</b><br>AIR POLLUTION | <b>62,982</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|