

Single Family Residence **RESIDENTIAL**

12304 YELLOW ROSE CIR

RIVERVIEW, FL 33569

\$402,055 TopHap Estimate · \$170 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,364 ft²
LIVING AREA

0.21 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$402K

\$375K low

\$429K high

Last Sale

\$370,000 · Feb 2, 2024

Est. Owner Equity

\$50,555

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax	\$3,909 (2025)
Assessed Value	\$214,348
Previous Assessed	\$345,082
Assessor Market Value	\$342,348

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 162 ft²

Porch · 258 ft²

CLIMATE RISK

1
FLOOD

30
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2024	Resale	Warranty Deed	\$370,000	\$157	\$352K
Feb 5, 2015	Resale	Grant Deed	\$158,200	\$67	\$158K
Feb 13, 2014	Recorded document	Grant Deed			
Feb 11, 2014	Resale	Grant Deed	\$226,000	\$96	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.7 mi
Riverview High School	High	9–12	1.4 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 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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