

Single Family Residence **RESIDENTIAL**

10456 RIVER BREAM DR

RIVERVIEW, FL 33569

\$409,345 TopHap Estimate · \$116 / ft² · confidence 96 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,520 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$409K

\$392K low

\$427K high

Est. Owner Equity

\$244,345

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$2,762 (2025)
Assessed Value	\$153,696
Previous Assessed	\$149,364
Assessor Market Value	\$332,426

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 90 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.7 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.8 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 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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