

Single Family Residence **RESIDENTIAL**

10450 RIVER BREAM DR

RIVERVIEW, FL 33569

\$498,389 TopHap Estimate · \$142 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,520 ft²

LIVING AREA

0.3 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$498K

\$453K low

\$544K high

Last Sale

\$244,900 · Feb 16, 2019

Est. Owner Equity

\$273,389

Loan-to-Value

45%

TAX & ASSESSMENT

Property Tax	\$5,399 (2025)
Assessed Value	\$298,198
Previous Assessed	\$289,794
Assessor Market Value	\$398,817

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 395 ft²

Porch · 90 ft²

CLIMATE RISK

1

FLOOD

35

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2013	Recorded document	Trustees Deed			
Dec 3, 2004	Resale	Grant Deed	\$297,200	\$84	\$297K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.7 mi
Boyette Springs Elementary School	Elementary	PK–5	1.0 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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