

Single Family Residence **RESIDENTIAL**

10448 RIVER BREAM DR

RIVERVIEW, FL 33569

\$489,946 TopHap Estimate · \$138 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,540 ft²

LIVING AREA

0.28 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$490K

\$459K low

\$521K high

Last Sale

\$490,000 · Mar 24, 2026

Est. Owner Equity

\$8,822

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$7,449 (2025)
Assessed Value	\$410,523
Previous Assessed	\$410,523
Assessor Market Value	\$452,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 150 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
Jan 30, 2026	Resale	Warranty Deed	\$490,000	\$138	\$481K
Apr 4, 2022	Resale	Warranty Deed	\$503,000	\$142	\$456K
Oct 22, 2004	Resale	Grant Deed	\$259,600	\$73	\$263K

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	3.7 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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