

Single Family Residence **RESIDENTIAL**

# 10442 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$372,113** TopHap Estimate · \$130 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**6**

BEDS

**3**

BATHS

**2,856 ft<sup>2</sup>**

LIVING AREA

**0.16 ac**

LOT SIZE

**2004**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$372K**

\$342K low

\$402K high

Last Sale

**\$372,000 · Dec 16, 2025**

Est. Owner Equity

**\$74,513**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,614 (2025) |
| Assessed Value        | \$145,599      |
| Previous Assessed     | \$145,599      |
| Assessor Market Value | \$326,280      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.16                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 422 ft²

Porch · 24 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   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Dec 6, 2025  | Financing | Intrafamily Transfer |           |        | \$298K |
| Dec 12, 2025 | Resale    | Warranty Deed        | \$372,000 | \$130  | \$298K |
| Nov 4, 2004  | Resale    | Grant Deed           | \$197,800 | \$69   | \$173K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</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>Owner occupied</b> |
|-----------|-----------------------|