

Single Family Residence **RESIDENTIAL**

10438 RIVER BREAM DR

RIVERVIEW, FL 33569

\$339,923 TopHap Estimate · \$158 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,158 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$340K

\$317K low

\$363K high

Last Sale

\$169,999 · May 19, 2016

Est. Owner Equity

\$203,924

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$2,949 (2025)
Assessed Value	\$166,070
Previous Assessed	\$161,390
Assessor Market Value	\$254,548

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 240 ft²

Porch · 284 ft²

CLIMATE RISK

34

FLOOD

35

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 16, 2016	Resale	Warranty Deed	\$169,999	\$79	\$136K
Feb 18, 2010	Resale	Grant Deed	\$123,500	\$57	\$121K
Sep 25, 2009	Recorded document	Trustees Deed			
May 30, 2006	Resale	Warranty Deed	\$247,000	\$114	\$198K
Dec 16, 2005	Resale	Grant Deed	\$197,200	\$91	\$158K
Jul 23, 2005	Resale	Grant Deed	\$705,700	\$327	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 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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