

Townhouse

RESIDENTIAL

9229 RIVER ROCK LN

RIVERVIEW, FL 33578

\$259,193 TopHap Estimate · \$141 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,838 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$259K

\$246K low

\$273K high

Last Sale

\$156,000 · Dec 13, 2016

Est. Owner Equity

\$114,193

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,533 (2025)
Assessed Value	\$141,331
Previous Assessed	\$137,348
Assessor Market Value	\$252,600

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 42 ft²

Porch · 162 ft²

CLIMATE RISK

37

FLOOD

28

WILDFIRE

98

HEAT

77

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2025	Financing	Intrafamily Transfer			
Dec 7, 2016	Resale	Warranty Deed	\$156,000	\$85	\$145K
Oct 30, 2009	Resale	Warranty Deed	\$95,000	\$52	\$93K
Mar 30, 2006	Resale	Warranty Deed	\$232,900	\$127	\$186K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.2 mi
Rodgers Middle Magnet School	Middle	6–8	2.4 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------