

Single Family Residence **RESIDENTIAL**

10444 RIVER BREAM DR

RIVERVIEW, FL 33569

\$452,371 TopHap Estimate · \$125 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,620 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$452K

\$424K low

\$481K high

Last Sale

\$243,000 · May 17, 2018

Est. Owner Equity

\$126,771

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$4,620 (2025)
Assessed Value	\$255,511
Previous Assessed	\$248,310
Assessor Market Value	\$358,872

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 45 ft²

CLIMATE RISK

1
FLOOD

36
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 15, 2019	Financing	Intrafamily Transfer			\$240K
May 11, 2018	Resale	Warranty Deed	\$243,000	\$67	\$239K
Jun 22, 2012	Resale	Warranty Deed	\$174,000	\$48	\$139K
Dec 17, 2011	Resale	Grant Deed	\$120,800	\$33	
Jun 29, 2011	Recorded document	Trustees Deed	\$100	\$0	
Feb 28, 2006	Resale	Warranty Deed	\$370,000	\$102	\$308K
Sep 8, 2004	Resale	Grant Deed	\$219,000	\$60	\$208K

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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