

Single Family Residence **RESIDENTIAL**

10325 RIVER BREAM DR

RIVERVIEW, FL 33569

\$388,776 TopHap Estimate · \$138 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,814 ft²

LIVING AREA

0.17 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$389K

\$366K low

\$411K high

Est. Owner Equity

\$144,776

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$4,773 (2025)
Assessed Value	\$267,764
Previous Assessed	\$260,218
Assessor Market Value	\$322,651

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

Patio · 220 ft²

Porch · 18 ft²

CLIMATE RISK

1

FLOOD

29

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2020	Financing	Warranty Deed			\$244K
Jul 28, 2008	Resale	Warranty Deed	\$188,000	\$67	\$194K
Mar 21, 2006	Non-arms-length	Warranty Deed	\$78,200	\$28	\$156K
Dec 20, 2004	Resale	Grant Deed	\$167,000	\$59	\$134K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 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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