

Single Family Residence **RESIDENTIAL**

10405 RIVER BREAM DR

RIVERVIEW, FL 33569

\$359,655 TopHap Estimate · \$127 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,834 ft²

LIVING AREA

0.13 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$360K

\$342K low

\$378K high

Last Sale

\$167,000 · Oct 23, 2009

Est. Owner Equity

\$178,920

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$719 (2025)
Assessed Value	\$138,745
Previous Assessed	\$134,835
Assessor Market Value	\$303,173

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 100 ft²

Porch · 18 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 24, 2010	Quitclaim	Quit Claim Transfer			\$181K
Oct 22, 2009	Resale	Warranty Deed	\$167,000	\$59	\$171K
May 13, 2009	Resale	Warranty Deed	\$250,600	\$88	\$114K
May 10, 2006	Resale	Corporation Deed	\$263,700	\$93	\$251K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$253	

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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