

Single Family Residence **RESIDENTIAL**

10403 RIVER BREAM DR

RIVERVIEW, FL 33569

\$319,109 TopHap Estimate · \$172 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,855 ft²
LIVING AREA

0.13 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$319K

\$306K low

\$332K high

Last Sale

\$227,900 · May 4, 2006

Est. Owner Equity

\$143,509

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$2,363 (2025)
Assessed Value	\$131,849
Previous Assessed	\$128,133
Assessor Market Value	\$273,391

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	Yes

Porch · 36 ft²

CLIMATE RISK

1
FLOOD

31
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 19, 2022	Financing	Intrafamily Transfer			
Feb 19, 2020	Financing	Intrafamily Transfer			\$70K
Dec 12, 2016	Quitclaim	Quit Claim Transfer			
Apr 26, 2006	Resale	Corporation Deed	\$227,900	\$123	\$116K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$387	

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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