

Single Family Residence **RESIDENTIAL**

10421 RIVER BREAM DR

RIVERVIEW, FL 33569

\$317,959 TopHap Estimate · \$170 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,874 ft²

LIVING AREA

0.13 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$318K

\$302K low

\$334K high

Last Sale

\$201,200 · Jan 10, 2006

Est. Owner Equity

\$144,959

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$1,954 (2025)
Assessed Value	\$109,434
Previous Assessed	\$106,350
Assessor Market Value	\$249,896

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 · 280 ft²

Porch · 36 ft²

CLIMATE RISK

23
FLOOD

32
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 12, 2020	Quitclaim	Quit Claim Transfer			\$173K
Dec 25, 2005	Resale	Corporation Deed	\$201,200	\$107	\$191K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$383	

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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