

Single Family Residence **RESIDENTIAL**

2519 REGAL RIVER RD

VALRICO, FL 33596

\$731,819 TopHap Estimate · \$189 / ft² · confidence 94 · as of Jul 14, 2026

4

BEDS

5

BATHS

3,879 ft²

LIVING AREA

0.37 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$732K

\$687K low

\$777K high

Est. Owner Equity

\$151,819

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$13,856 (2025)

Assessed Value

\$721,040

Previous Assessed

\$723,048

Assessor Market Value

\$721,040

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 607 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	98 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 29, 2006	Resale	Warranty Deed	\$580,000	\$150	\$464K
Sep 29, 2004	Resale	Warranty Deed	\$535,000	\$138	\$482K
Nov 5, 1998	Resale	Grant Deed	\$348,500	\$90	\$314K
May 19, 1998	Non-arms-length	Grant Deed	\$109,000	\$28	\$597K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lithia Springs Elementary School	Elementary	KG–5	0.6 mi
Bloomington High School	High	9–12	1.7 mi
General James D. Randall Middle School	Middle	6–8	2.3 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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