

Single Family Residence **RESIDENTIAL**

2002 RIVER CROSSING DR

VALRICO, FL 33596

\$419,794 TopHap Estimate · \$214 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,958 ft²

LIVING AREA

0.26 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$420K

\$407K low

\$433K high

Last Sale

\$285,000 · Dec 10, 2020

Est. Owner Equity

\$139,957

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$5,245 (2025)
Assessed Value	\$269,669
Previous Assessed	\$262,069
Assessor Market Value	\$350,213

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 165 ft²

Porch · 200 ft²

CLIMATE RISK

1 FLOOD	30 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
Dec 10, 2020	Recorded document	Correction Deed			
Nov 4, 2020	Resale	Warranty Deed	\$285,000	\$146	\$280K
Jun 29, 2015	Quitclaim	Quit Claim Transfer	\$84,000	\$43	
Oct 17, 2008	Resale	Special Warranty Deed	\$187,500	\$96	\$185K
Jun 9, 2008	Recorded document	Trustees Deed			
Mar 27, 2006	Resale	Warranty Deed	\$307,000	\$157	\$307K
Aug 8, 2005	Resale	Warranty Deed	\$261,000	\$133	\$209K
Jun 7, 2002	Resale	Grant Deed	\$134,000	\$68	\$107K

Apr 11, 2000	Resale	Grant Deed	\$123,000	\$63	\$116K
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ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomington High School	High	9–12	1.7 mi
Burns Middle School	Middle	6–8	2.9 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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