

Single Family Residence **RESIDENTIAL**

2001 RIVER CROSSING DR

VALRICO, FL 33596

\$579,106 TopHap Estimate · \$199 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,917 ft²

LIVING AREA

0.27 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$579K

\$553K low

\$606K high

Last Sale

\$144,000 · Aug 26, 1996

Est. Owner Equity

\$271,606

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,436 (2025)
Assessed Value	\$286,681
Previous Assessed	\$278,602
Assessor Market Value	\$456,096

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.28
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 592 ft²

Shed · 360 ft²

Patio · 1,082 ft²

Porch · 626 ft²

CLIMATE RISK

99 FLOOD	30 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 14, 2013	Quitclaim	Quit Claim Transfer			
Aug 26, 1996	Resale	Grant Deed	\$144,000	\$49	\$130K

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	3.0 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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