

Single Family Residence

RESIDENTIAL

2003 RIVER CROSSING DR

VALRICO, FL 33596

\$506,172 TopHap Estimate · \$217 / ft² · confidence 93 · as of Jun 23, 2026



4

BEDS

2

BATHS

2,336 ft²

LIVING AREA

0.29 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$506K

\$471K low

\$542K high

Last Sale

\$382,500 · Apr 5, 2022

Est. Owner Equity

\$0

TAX & ASSESSMENT

Property Tax	\$7,728 (2025)
Assessed Value	\$372,639
Previous Assessed	\$372,674
Assessor Market Value	\$372,639

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.29
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 228 ft²

Porch · 84 ft²

CLIMATE RISK

99 FLOOD	31 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
Sep 6, 2023	Financing	Correction Deed			
Oct 4, 2023	Financing	Intrafamily Transfer			
Mar 30, 2022	Non-arms-length	Warranty Deed	\$382,500	\$164	
Aug 14, 2018	Resale	Warranty Deed	\$229,900	\$98	\$184K
Oct 20, 2017	Resale	Warranty Deed	\$210,000	\$90	
Jun 4, 1998	Resale	Grant Deed	\$135,500	\$58	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomingtondale 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.