

Single Family Residence **RESIDENTIAL**

2006 RIVER CROSSING DR

VALRICO, FL 33596

\$417,863 TopHap Estimate · \$196 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,128 ft²

LIVING AREA

0.18 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$418K

\$404K low

\$431K high

Last Sale

\$200,000 · Jul 13, 2009

Est. Owner Equity

\$417,863

TAX & ASSESSMENT

Property Tax	\$3,087 (2025)
Assessed Value	\$158,006
Previous Assessed	\$153,553
Assessor Market Value	\$313,048

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 104 ft²

CLIMATE RISK

1 FLOOD	29 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
Jul 9, 2009	Resale	Warranty Deed	\$191,000	\$90	
Jul 9, 2009	Resale	Warranty Deed	\$200,000	\$94	\$196K
Apr 5, 2001	Resale	Grant Deed	\$158,000	\$74	\$100K
Jul 20, 2000	Resale	Grant Deed	\$152,900	\$72	\$138K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.7 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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