

Single Family Residence **RESIDENTIAL**

8315 ROUND LEAF LN

RIVERVIEW, FL 33578

\$427,579 TopHap Estimate · \$170 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,509 ft²

LIVING AREA

0.18 ac

LOT SIZE

2015

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$428K

\$398K low

\$457K high

Last Sale

\$440,000 · May 28, 2025

Est. Owner Equity

\$458

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$9,397 (2025)
Assessed Value	\$397,616
Previous Assessed	\$226,799
Assessor Market Value	\$397,616

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	No

Patio · 240 ft²

Porch · 431 ft²

CLIMATE RISK

50

FLOOD

32

WILDFIRE

98

HEAT

75

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 28, 2025	Resale	Warranty Deed	\$440,000	\$175	\$427K
Aug 21, 2015	Resale	Grant Deed	\$235,303	\$94	\$231K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Grace M. Ippolito Elementary School	Elementary	PK–5	0.5 mi
Spoto High School	High	9–12	0.9 mi
Don G. Giunta Middle School	Middle	6–8	2.5 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K 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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