

Single Family Residence **RESIDENTIAL**

10531 WHISPERING HAMMOCK DR

RIVERVIEW, FL 33578

\$319,524 TopHap Estimate · \$185 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,726 ft²

LIVING AREA

0.11 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$320K

\$296K low

\$343K high

Last Sale

\$325,000 · Dec 30, 2025

Est. Owner Equity

\$9,187

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$4,193 (2025)
Assessed Value	\$240,008
Previous Assessed	\$240,008
Assessor Market Value	\$260,755

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 60 ft²

Porch · 68 ft²

CLIMATE RISK

1 FLOOD	31 WILDFIRE	97 HEAT	80 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2025	Resale	Warranty Deed	\$325,000	\$188	\$310K
Nov 18, 2024	Financing	Intrafamily Transfer			
Sep 23, 2021	Resale	Warranty Deed	\$297,000	\$172	\$200K
May 31, 2016	Resale	Special Warranty Deed	\$195,000	\$113	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrell Sessums Elementary School	Elementary	PK–5	1.1 mi
Rodgers Middle Magnet School	Middle	6–8	2.8 mi
Spoto High School	High	9–12	4.4 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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