

Single Family Residence **RESIDENTIAL**

12710 BALM RIVERVIEW RD

RIVERVIEW, FL 33579

\$499,533 TopHap Estimate · \$278 / ft² · confidence 92 · as of Jul 14, 2026



2
BEDS

1
BATHS

1,800 ft²
LIVING AREA

2.54 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

VALUATION

\$500K

\$458K low

\$541K high

Last Sale

\$215,000 · Feb 8, 2005

Est. Owner Equity

\$295,283

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,280 (2025)
Assessed Value	\$188,755
Previous Assessed	\$183,435
Assessor Market Value	\$401,688

PROPERTY FACTS

Property Type	Single Family Residence
County	Hillsborough
Lot (acres)	2.54
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 260 ft²

Boat access

CLIMATE RISK

45 FLOOD	32 WILDFIRE	97 HEAT	86 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
Jan 21, 2005	Resale	Warranty Deed	\$215,000	\$119	\$204K
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Jan 21, 2005	Quitclaim	Quit Claim Transfer			
Oct 12, 2004	Resale	Warranty Deed	\$60,000	\$33	
Oct 20, 2004	Quitclaim	Quit Claim Transfer			
Oct 20, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summerfield Elementary School	Elementary	PK–5	0.6 mi
Glenn H. Barrington Middle School	Middle	6–8	3.3 mi

East Bay High School	High	9–12	4.5 mi
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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 33579

33 CRIME INDEX	274 AIR POLLUTION	49,771 POPULATION	\$102K 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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