

Single Family Residence **RESIDENTIAL**

11650 JOHN ROBBINS RD

RIVERVIEW, FL 33578

\$399,278 TopHap Estimate · \$159 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,510 ft²
LIVING AREA

5 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$399K

\$381K low

\$418K high

Last Sale

\$215,000 · Nov 6, 2002

Est. Owner Equity

\$190,728

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$4,642 (2025)
Assessed Value	\$267,215
Previous Assessed	\$259,684
Assessor Market Value	\$472,166

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	5.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 943 ft²

CLIMATE RISK

64
FLOOD

30
WILDFIRE

97
HEAT

80
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2002	Resale	Grant Deed	\$215,000	\$86	\$209K
Apr 14, 1999	Resale	Grant Deed	\$170,000	\$68	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Terrell Sessums Elementary School	Elementary	PK–5	1.4 mi
Rodgers Middle Magnet School	Middle	6–8	3.0 mi
Spoto High School	High	9–12	3.8 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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