

Single Family Residence **RESIDENTIAL**

10418 RIVER BREAM DR

RIVERVIEW, FL 33569

\$212,012 TopHap Estimate · \$183 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,158 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$212K

\$197K low

\$227K high

Last Sale

\$295,000 · Aug 19, 2022

Est. Owner Equity

\$212,012

TAX & ASSESSMENT

Property Tax	\$4,056 (2025)
Assessed Value	\$182,806
Previous Assessed	\$182,806
Assessor Market Value	\$182,806

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Patio · 28 ft²

Porch · 20 ft²

CLIMATE RISK

1 FLOOD	34 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
Aug 11, 2022	Resale	Warranty Deed	\$295,000	\$255	
Sep 12, 2016	Non-arms-length	Grant Deed	\$138,800	\$120	\$104K
Jun 12, 2014	Quitclaim	Quit Claim Transfer			
Nov 22, 2013	Quitclaim	Quit Claim Transfer	\$37,200	\$32	\$56K
Feb 17, 2006	Resale	Corporation Deed	\$165,900	\$143	\$60K
Nov 10, 2005	Resale	Grant Deed	\$494,500	\$427	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 mi

Newsome High School	High	9–12	3.7 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 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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