

Single Family Residence

RESIDENTIAL

10420 RIVER BREAM DR

RIVERVIEW, FL 33569

\$278,403 TopHap Estimate · \$143 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,944 ft²

LIVING AREA

0.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$278K

\$250K low

\$307K high

Last Sale

\$164,900 · Sep 18, 2013

Est. Owner Equity

\$116,928

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,520 (2025)
Assessed Value	\$142,598
Previous Assessed	\$138,579
Assessor Market Value	\$229,423

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.10
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 180 ft²

Porch · 30 ft²

CLIMATE RISK

27 FLOOD	34 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 9, 2013	Non-arms-length	Trustees Deed	\$64,100	\$33	
Aug 13, 2013	Resale	Special Warranty Deed	\$164,900	\$85	\$136K
Jul 2, 2013	Quitclaim	Quit Claim Transfer			
May 9, 2013	Non-arms-length	Trustees Deed	\$64,100	\$33	
Jan 23, 2006	Resale	Corporation Deed	\$201,900	\$104	\$192K
Nov 10, 2005	Resale	Grant Deed	\$494,500	\$254	

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

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	Owner occupied
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