

Single Family Residence **RESIDENTIAL**

2512 REGAL RIVER RD

VALRICO, FL 33596

\$758,665 TopHap Estimate · \$197 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,842 ft²
LIVING AREA

0.44 ac
LOT SIZE

1997
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$759K

\$714K low

\$803K high

Last Sale

\$649,900 · Feb 11, 2022

Est. Owner Equity

\$308,765

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$13,797 (2025)
Assessed Value	\$713,909
Previous Assessed	\$713,909
Assessor Market Value	\$713,909

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 596 ft²

CLIMATE RISK

1
FLOOD

31
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 10, 2022	Resale	Warranty Deed	\$649,900	\$169	\$450K
Jan 24, 2019	Recorded document	Grant Deed	\$100	\$0	
Jan 19, 2017	Foreclosure sale	Trustees Deed	\$42,700	\$11	
Sep 29, 2006	Resale	Warranty Deed	\$580,000	\$151	\$415K
Jul 24, 2003	Resale	Grant Deed	\$392,000	\$102	\$353K
Dec 17, 1996	Resale	Grant Deed	\$50,000	\$13	\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lithia Springs Elementary School	Elementary	KG–5	0.7 mi
Bloomington High School	High	9–12	1.6 mi
General James D. Randall Middle School	Middle	6–8	2.4 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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