

Single Family Residence **RESIDENTIAL**

1906 RIVER CROSSING DR

VALRICO, FL 33596

\$501,160 TopHap Estimate · \$200 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,506 ft²

LIVING AREA

0.18 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$501K

\$483K low

\$520K high

Last Sale

\$290,000 · Mar 25, 2020

Est. Owner Equity

\$156,413

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$5,407 (2025)
Assessed Value	\$285,132
Previous Assessed	\$277,096
Assessor Market Value	\$362,545

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 278 ft²

CLIMATE RISK

1 FLOOD	28 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
Mar 23, 2020	Resale	Warranty Deed	\$290,000	\$116	\$285K
May 9, 2006	Resale	Warranty Deed	\$346,500	\$138	\$354K
Dec 26, 1996	Resale	Grant Deed	\$158,600	\$63	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomington High School	High	9–12	1.6 mi
Burns Middle School	Middle	6–8	2.9 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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