

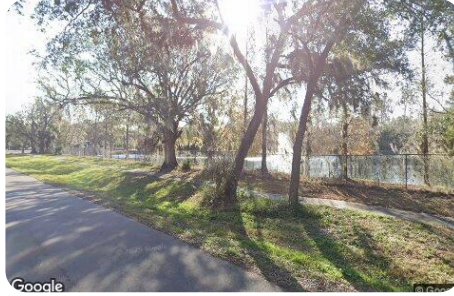
Townhouse

RESIDENTIAL

9250 RIVER ROCK LN

RIVERVIEW, FL 33578

\$266,087 TopHap Estimate · \$145 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,838 ft²

LIVING AREA

2,508 ft²

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$266K

\$249K low

\$283K high

Last Sale

\$142,000 · Nov 17, 2014

Est. Owner Equity

\$46,467

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$1,905 (2024)
Assessed Value	\$119,483
Previous Assessed	\$116,116
Assessor Market Value	\$254,655

PROPERTY FACTS

Property Type	Townhouse
Style	Townhouse
County	HILLSBOROUGH
Lot (acres)	0.06
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 42 ft²

Porch · 162 ft²

CLIMATE RISK

1
FLOOD

27
WILDFIRE

98
HEAT

77
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2014	Resale	Warranty Deed	\$142,000	\$77	
Oct 13, 2009	Resale	Warranty Deed	\$120,000	\$65	\$84K
Apr 26, 2006	Resale	Warranty Deed	\$257,300	\$140	\$206K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.2 mi

Rodgers Middle Magnet School	Middle	6–8	2.3 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 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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