

Single Family Residence **RESIDENTIAL**

# 12107 RUSTIC RIVER WAY

TAMPA, FL 33635

**\$822,121** TopHap Estimate · \$317 / ft<sup>2</sup> · confidence 82 · as of Jul 14, 2026



**4**  
BEDS

**3**  
BATHS

**2,591 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2018**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$822K**

\$676K low

\$969K high

Last Sale

**\$835,000 · Feb 25, 2025**

Est. Owner Equity

**\$144,121**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,420 (2025) |
| Assessed Value        | \$399,713      |
| Previous Assessed     | \$388,448      |
| Assessor Market Value | \$526,355      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.14                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Porch · 428 ft²

## CLIMATE RISK

100

FLOOD

26

WILDFIRE

98

HEAT

63

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Feb 24, 2025 | Resale | Warranty Deed         | \$835,000 | \$322  | \$668K |
| May 31, 2018 | Resale | Special Warranty Deed | \$430,000 | \$166  | \$408K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| A. Leon Lowry Elementary School   | Elementary | PK–5   | 0.9 mi   |
| Braulio Alonso High School        | High       | 9–12   | 1.1 mi   |
| J. Crockett Farnell Middle School | Middle     | 6–8    | 3.3 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 33635

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>92</b><br>CRIME INDEX | <b>108</b><br>AIR POLLUTION | <b>19,922</b><br>POPULATION | <b>\$79K</b><br>MEDIAN IN-COME | <b>72°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|