

Single Family Residence **RESIDENTIAL**

12109 RUSTIC RIVER WAY

TAMPA, FL 33635

\$695,836 TopHap Estimate · \$241 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,893 ft²
LIVING AREA

0.14 ac
LOT SIZE

2018
YEAR BUILT

2
STORIES

VALUATION

\$696K

\$651K low

\$741K high

Last Sale

\$474,000 · Dec 5, 2020

Est. Owner Equity

\$69,236

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$7,539 (2025)
Assessed Value	\$406,251
Previous Assessed	\$394,802
Assessor Market Value	\$502,483

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	No

Porch · 219 ft²

CLIMATE RISK

100

FLOOD

25

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
Nov 24, 2020	Resale	Warranty Deed	\$474,000	\$164	\$427K
May 15, 2018	Resale	Special Warranty Deed	\$436,000	\$151	\$327K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
A. Leon Lowry Elementary School	Elementary	PK–5	1.0 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

92 CRIME INDEX	108 AIR POLLUTION	19,922 POPULATION	\$79K MEDIAN IN-COME	72°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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