

Single Family Residence **RESIDENTIAL**

12113 RUSTIC RIVER WAY

TAMPA, FL 33635

\$771,627 TopHap Estimate · \$229 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,367 ft²

LIVING AREA

0.14 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$772K

\$735K low

\$808K high

Last Sale

\$534,355 · Jan 5, 2018

Est. Owner Equity

\$384,627

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$8,799 (2025)
Assessed Value	\$475,244
Previous Assessed	\$461,850
Assessor Market Value	\$626,163

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	Pool W/Hot Tub/Spa

Porch · 549 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
Jun 6, 2024	Financing	Intrafamily Transfer			
Dec 29, 2017	Resale	Grant Deed	\$534,355	\$159	\$424K

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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