

Single Family Residence **RESIDENTIAL**

12121 RUSTIC RIVER WAY

TAMPA, FL 33635

\$838,576 TopHap Estimate · \$279 / ft² · confidence 89 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,009 ft²

LIVING AREA

0.17 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$839K

\$745K low

\$932K high

Last Sale

\$845,000 · Nov 25, 2025

Est. Owner Equity

\$162,576

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$8,305 (2025)
Assessed Value	\$448,226
Previous Assessed	\$448,226
Assessor Market Value	\$588,214

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.17
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 360 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
Nov 21, 2025	Resale	Warranty Deed	\$845,000	\$281	\$676K
Sep 15, 2020	Financing	Intrafamily Transfer			
Feb 20, 2018	Resale	Special Warranty Deed	\$566,884	\$188	\$454K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
A. Leon Lowry Elementary School	Elementary	PK–5	1.0 mi
Braulio Alonso High School	High	9–12	1.2 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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