

Single Family Residence **RESIDENTIAL**

12123 RUSTIC RIVER WAY

TAMPA, FL 33635

\$944,917 TopHap Estimate · \$294 / ft² · confidence 89 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,216 ft²

LIVING AREA

0.21 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$945K

\$844K low

\$1M high

Last Sale

\$949,500 · Feb 25, 2026

Est. Owner Equity

\$112,167

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$12,435 (2025)
Assessed Value	\$632,728
Previous Assessed	\$633,217
Assessor Market Value	\$632,728

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.21
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Porch · 237 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 20, 2026	Resale	Warranty Deed	\$949,500	\$295	\$833K
Feb 4, 2026	Quitclaim	Quit Claim Transfer			
Jun 1, 2023	Quitclaim	Quit Claim Transfer			
Feb 21, 2022	Quitclaim	Quit Claim Transfer			
Jan 20, 2022	Resale	Warranty Deed	\$750,000	\$233	\$600K

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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