

Single Family Residence **RESIDENTIAL**

12120 RUSTIC RIVER WAY

TAMPA, FL 33635

\$894,564 TopHap Estimate · \$268 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

3,344 ft²
LIVING AREA

0.16 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$895K

\$835K low

\$954K high

Last Sale

\$1,130,000 · Jun 21, 2022

Est. Owner Equity

\$247,564

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$11,869 (2025)
Assessed Value	\$643,472
Previous Assessed	\$625,337
Assessor Market Value	\$662,474

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 554 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 13, 2022	Resale	Warranty Deed	\$1,130,000	\$338	\$647K
Nov 15, 2017	Resale	Special Warranty Deed	\$579,200	\$173	\$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	1.2 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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