

Single Family Residence **RESIDENTIAL**

12118 RUSTIC RIVER WAY

TAMPA, FL 33635

\$746,976 TopHap Estimate · \$248 / ft² · confidence 89 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,009 ft²
LIVING AREA

0.14 ac
LOT SIZE

2017
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$747K

\$666K low

\$828K high

Last Sale

\$502,300 · Dec 6, 2017

Est. Owner Equity

\$496,976

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$7,378 (2025)
Assessed Value	\$397,422
Previous Assessed	\$386,222
Assessor Market Value	\$538,996

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 · 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 29, 2017	Resale	Grant Deed	\$502,233	\$167	\$270K

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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