

Single Family Residence **RESIDENTIAL**

12116 RUSTIC RIVER WAY

TAMPA, FL 33635

\$736,493 TopHap Estimate · \$245 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,009 ft²

LIVING AREA

0.18 ac

LOT SIZE

2017

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$736K

\$687K low

\$786K high

Last Sale

\$632,000 · Aug 25, 2021

Est. Owner Equity

\$230,893

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$9,528 (2025)
Assessed Value	\$515,226
Previous Assessed	\$500,706
Assessor Market Value	\$559,281

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 256 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
Aug 19, 2021	Resale	Warranty Deed	\$632,000	\$210	\$506K
Oct 31, 2017	Resale	Special Warranty Deed	\$471,269	\$157	\$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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