

Single Family Residence **RESIDENTIAL**

12112 RUSTIC RIVER WAY

TAMPA, FL 33635

\$699,900 TopHap Estimate · \$248 / ft² · confidence 98 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,827 ft²

LIVING AREA

0.14 ac

LOT SIZE

2018

YEAR BUILT

2

STORIES

VALUATION

\$700K

\$688K low

\$712K high

Last Sale

\$683,000 · Jul 21, 2026

Est. Owner Equity

\$251,770

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$9,144 (2025)
Assessed Value	\$494,154
Previous Assessed	\$494,154
Assessor Market Value	\$494,154

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 213 ft²

CLIMATE RISK

100 FLOOD	26 WILDFIRE	98 HEAT	63 STORM	29 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 20, 2026	Resale	Warranty Deed	\$683,000	\$242	\$546K
Mar 30, 2018	Resale	Special Warranty Deed	\$462,000	\$163	\$448K

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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