

Single Family Residence **RESIDENTIAL**

12110 RUSTIC RIVER WAY

TAMPA, FL 33635

\$713,039 TopHap Estimate · \$241 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,955 ft²

LIVING AREA

0.14 ac

LOT SIZE

2016

YEAR BUILT

2

STORIES

VALUATION

\$713K

\$682K low

\$744K high

Last Sale

\$555,000 · Jul 2, 2018

Est. Owner Equity

\$713,039

TAX & ASSESSMENT

Property Tax	\$6,264 (2024)
Assessed Value	\$364,528
Previous Assessed	\$354,255
Assessor Market Value	\$524,941

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

Patio · 360 ft²

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
Apr 29, 2026	Financing	Warranty Deed			
Dec 29, 2021	Financing	Intrafamily Transfer			\$444K
Jun 14, 2018	Resale	Special Warranty Deed	\$555,000	\$188	\$444K

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
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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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