

Single Family Residence **RESIDENTIAL**

# 11918 MYRTLE ROCK DR

RIVERVIEW, FL 33578

**\$333,692** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,771 ft<sup>2</sup>**

LIVING AREA

**0.17 ac**

LOT SIZE

**2019**

YEAR BUILT

**1**

STORIES

## VALUATION

**\$334K**

**\$316K low**

**\$351K high**

Last Sale

**\$219,990 · Apr 6, 2019**

Est. Owner Equity

**\$120,842**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,377 (2025) |
| Assessed Value        | \$221,871      |
| Previous Assessed     | \$215,618      |
| Assessor Market Value | \$291,228      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.17                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 80 ft²

Porch · 32 ft²

## CLIMATE RISK

1

FLOOD

29

WILDFIRE

97

HEAT

80

STORM

29

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-----------|--------|--------|
| Mar 2, 2021  | Financing | Intrafamily Transfer  |           |        | \$213K |
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| Mar 29, 2019 | Resale    | Special Warranty Deed | \$219,990 | \$124  | \$216K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Terrell Sessums Elementary School | Elementary | PK–5   | 1.2 mi   |
| Rodgers Middle Magnet School      | Middle     | 6–8    | 2.9 mi   |
| Spoto High School                 | High       | 9–12   | 4.2 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 33578

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 85<br>CRIME INDEX | 255<br>AIR POLLUTION | 62,982<br>POPULATION | \$74K<br>MEDIAN IN-COME | 73°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|