

Single Family Residence **RESIDENTIAL**

# 11922 MYRTLE ROCK DR

RIVERVIEW, FL 33578

**\$393,215** TopHap Estimate · \$147 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**3**  
BATHS

**2,674 ft<sup>2</sup>**  
LIVING AREA

**0.25 ac**  
LOT SIZE

**2019**  
YEAR BUILT

**2**  
STORIES

## VALUATION

**\$393K**

\$374K low

\$412K high

Last Sale

**\$256,990 · May 1, 2019**

Est. Owner Equity

**\$148,215**

Loan-to-Value

**63%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,172 (2025) |
| Assessed Value        | \$265,424      |
| Previous Assessed     | \$257,944      |
| Assessor Market Value | \$386,548      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.25                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 80 ft²

Porch · 42 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 29<br>WILDFIRE | 97<br>HEAT | 80<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Apr 29, 2019 | Resale | Special Warranty Deed | \$256,990 | \$96   | \$244K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Terrell Sessums Elementary School | Elementary | PK–5   | 1.3 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

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

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

| OWNERSHIP

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