

Single Family Residence **RESIDENTIAL**

12018 MYRTLE ROCK DR

RIVERVIEW, FL 33578

\$458,375 TopHap Estimate · \$171 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,674 ft²
LIVING AREA

0.17 ac
LOT SIZE

2018
YEAR BUILT

2
STORIES

VALUATION

\$458K

\$425K low

\$491K high

Last Sale

\$500,000 · May 15, 2024

Est. Owner Equity

\$458,375

TAX & ASSESSMENT

Property Tax	\$4,090 (2025)
Assessed Value	\$374,879
Previous Assessed	\$249,263
Assessor Market Value	\$374,879

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	Yes

Patio · 416 ft²

Porch · 110 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
May 14, 2024	Resale	Warranty Deed	\$500,000	\$187	\$500K
Dec 12, 2018	Resale	Special Warranty Deed	\$266,990	\$100	\$227K

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

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

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

OWNERSHIP

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