

Single Family Residence **RESIDENTIAL**

# 12025 MYRTLE ROCK DR

RIVERVIEW, FL 33578

**\$396,857** TopHap Estimate · \$148 / ft² · confidence 94 · 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

**\$397K**

\$374K low

\$419K high

Last Sale

**\$405,000 · Feb 25, 2022**

Est. Owner Equity

**\$16,857**

Loan-to-Value

**96%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,257 (2025) |
| Assessed Value        | \$337,897       |
| Previous Assessed     | \$337,903       |
| Assessor Market Value | \$337,897       |

## 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 · 108 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   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Feb 17, 2022 | Resale | Warranty Deed         | \$405,000 | \$151  | \$380K |
| Nov 28, 2018 | Resale | Special Warranty Deed | \$268,990 | \$101  | \$202K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Terrell Sessums Elementary School | Elementary | PK–5   | 1.3 mi   |
| Rodgers Middle Magnet School      | Middle     | 6–8    | 3.0 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|