

Single Family Residence

**RESIDENTIAL**

# 12021 MYRTLE ROCK DR

RIVERVIEW, FL 33578

**\$392,902** TopHap Estimate · \$147 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**5**

BEDS

**3**

BATHS

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

LIVING AREA

**0.17 ac**

LOT SIZE

**2019**

YEAR BUILT

**2**

STORIES

## VALUATION

**\$393K**

\$369K low

\$416K high

Last Sale

**\$300,000 · Dec 5, 2020**

Est. Owner Equity

**\$167,902**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,308 (2025) |
| Assessed Value        | \$340,676       |
| Previous Assessed     | \$343,632       |
| Assessor Market Value | \$340,676       |

## 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   |
|--------------|--------|-----------------------|-----------|--------|--------|
| Nov 23, 2020 | Resale | Warranty Deed         | \$300,000 | \$112  | \$225K |
| May 22, 2019 | Resale | Special Warranty Deed | \$249,990 | \$93   | \$225K |

## 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

|                   |                      |                      |                         |                  |                 |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|
| 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 | Absentee owner |
|-----------|----------------|