

Single Family Residence **RESIDENTIAL**

12013 MYRTLE ROCK DR

RIVERVIEW, FL 33578

\$314,374 TopHap Estimate · \$178 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,771 ft²
LIVING AREA

0.17 ac
LOT SIZE

2019
YEAR BUILT

1
STORIES

VALUATION

\$314K

\$297K low

\$332K high

Last Sale

\$319,000 · Jan 2, 2026

Est. Owner Equity

\$4,944

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$7,337 (2025)
Assessed Value	\$219,704
Previous Assessed	\$219,704
Assessor Market Value	\$275,878

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 · 16 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
Dec 19, 2025	Resale	Warranty Deed	\$319,000	\$180	\$309K
Jan 8, 2022	Financing	Intrafamily Transfer			\$218K
Apr 22, 2019	Resale	Special Warranty Deed	\$214,990	\$121	\$200K

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 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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