

Single Family Residence **RESIDENTIAL**

10304 RIVER BREAM DR

RIVERVIEW, FL 33569

\$352,654 TopHap Estimate · \$160 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,200 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$353K

\$335K low

\$370K high

Last Sale

\$141,400 · Aug 25, 2004

Est. Owner Equity

\$312,654

Loan-to-Value

11%

TAX & ASSESSMENT

Property Tax	\$4,747 (2025)
Assessed Value	\$264,625
Previous Assessed	\$257,953
Assessor Market Value	\$264,625

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 200 ft²

Porch · 24 ft²

CLIMATE RISK

1

FLOOD

29

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 5, 2025	Quitclaim	Quit Claim Transfer			
Mar 1, 2021	Financing	Intrafamily Transfer			
Mar 1, 2021	Financing	Intrafamily Transfer			
Aug 16, 2004	Resale	Grant Deed	\$141,400	\$64	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.8 mi
Newsome High School	High	9–12	3.7 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 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K 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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