

Single Family Residence **RESIDENTIAL**

10310 RIVER BREAM DR

RIVERVIEW, FL 33569

\$386,589 TopHap Estimate · \$130 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,983 ft²
LIVING AREA

0.11 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$387K

\$368K low

\$405K high

Last Sale

\$168,000 · Nov 15, 2004

Est. Owner Equity

\$152,961

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$2,981 (2025)
Assessed Value	\$165,703
Previous Assessed	\$161,033
Assessor Market Value	\$336,124

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 200 ft²

Porch · 144 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
Mar 8, 2006	Non-arms-length	Warranty Deed	\$80,200	\$27	\$225K
Nov 15, 2004	Resale	Grant Deed	\$168,000	\$56	\$163K

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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