

Single Family Residence **RESIDENTIAL**

# 10312 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$323,498** TopHap Estimate · \$174 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,855 ft<sup>2</sup>**

LIVING AREA

**0.11 ac**

LOT SIZE

**2004**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$323K**

\$308K low

\$339K high

Last Sale

**\$260,000 · Jun 1, 2021**

Est. Owner Equity

**\$93,498**

Loan-to-Value

**71%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,516 (2025) |
| Assessed Value        | \$249,836      |
| Previous Assessed     | \$242,803      |
| Assessor Market Value | \$249,836      |

## 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          | No                                    |

Patio · 200 ft²

Porch · 36 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   |
|--------------|--------|---------------|-----------|--------|--------|
| May 25, 2021 | Resale | Warranty Deed | \$260,000 | \$140  | \$230K |
| Nov 30, 2004 | Resale | Grant Deed    | \$140,500 | \$76   | \$140K |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</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> |
|-----------|-----------------------|