

Single Family Residence **RESIDENTIAL**

10314 RIVER BREAM DR

RIVERVIEW, FL 33569

\$317,666 TopHap Estimate · \$144 / 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

\$318K

\$302K low

\$333K high

Last Sale

\$151,200 · Nov 19, 2004

Est. Owner Equity

\$203,366

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$2,137 (2025)
Assessed Value	\$121,613
Previous Assessed	\$118,186
Assessor Market Value	\$277,736

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 · 180 ft²

Porch · 24 ft²

CLIMATE RISK

16
FLOOD

29
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 23, 2024	Financing	Intrafamily Transfer			\$114K
Nov 19, 2004	Resale	Grant Deed	\$151,200	\$69	\$144K

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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