

Single Family Residence **RESIDENTIAL**

10318 RIVER BREAM DR

RIVERVIEW, FL 33569

\$311,111 TopHap Estimate · \$168 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

2

BATHS

1,855 ft²

LIVING AREA

0.13 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$311K

\$292K low

\$330K high

Last Sale

\$151,000 · Dec 1, 2004

Est. Owner Equity

\$148,361

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,490 (2025)
Assessed Value	\$261,377
Previous Assessed	\$263,453
Assessor Market Value	\$261,377

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 · 36 ft²

CLIMATE RISK

13
FLOOD

29
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2004	Resale	Grant Deed	\$151,000	\$81	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 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	Absentee owner
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