

Single Family Residence **RESIDENTIAL**

10426 RIVER BREAM DR

RIVERVIEW, FL 33569

\$322,348 TopHap Estimate · \$166 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

3

BATHS

1,942 ft²

LIVING AREA

0.1 ac

LOT SIZE

2005

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$322K

\$303K low

\$342K high

Last Sale

\$362,000 · Sep 21, 2022

Est. Owner Equity

\$157,441

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$5,079 (2025)
Assessed Value	\$241,010
Previous Assessed	\$243,085
Assessor Market Value	\$241,010

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 180 ft²

Porch · 30 ft²

CLIMATE RISK

35

FLOOD

33

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 19, 2022	Non-arms-length	Warranty Deed	\$362,000	\$186	\$356K
Dec 29, 2005	Resale	Grant Deed	\$201,900	\$104	\$181K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$370	

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.