

Single Family Residence **RESIDENTIAL**

10428 RIVER BREAM DR

RIVERVIEW, FL 33569

\$265,666 TopHap Estimate · \$206 / ft² · confidence 94 · as of Jun 23, 2026



3
BEDS

2
BATHS

1,292 ft²
LIVING AREA

0.1 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$266K

\$250K low

\$282K high

Last Sale

\$120,000 · Oct 4, 2013

Est. Owner Equity

\$265,666

TAX & ASSESSMENT

Property Tax	\$4,315 (2025)
Assessed Value	\$197,034
Previous Assessed	\$197,048
Assessor Market Value	\$197,034

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

CLIMATE RISK

39 FLOOD	34 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 20, 2013	Resale	Warranty Deed	\$120,000	\$93	
Sep 20, 2013	Resale	Warranty Deed	\$110,000	\$85	
Jan 6, 2006	Resale	Grant Deed	\$166,200	\$129	\$133K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$555	

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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