

Single Family Residence **RESIDENTIAL**

# 10437 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$359,516** TopHap Estimate · \$163 / ft² · confidence 94 · as of Jun 23, 2026



**3**  
BEDS

**3**  
BATHS

**2,208 ft²**  
LIVING AREA

**0.13 ac**  
LOT SIZE

**2005**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$360K**

\$338K low

\$381K high

Last Sale

**\$207,900 · Jan 10, 2006**

Est. Owner Equity

**\$136,806**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,547 (2025) |
| Assessed Value        | \$266,639      |
| Previous Assessed     | \$266,650      |
| Assessor Market Value | \$266,639      |

## 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 · 144 ft²

Porch · 64 ft²

## CLIMATE RISK

**10**  
FLOOD

**35**  
WILDFIRE

**97**  
HEAT

**82**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|----------------------|-----------|--------|--------|
| Sep 10, 2024 | Financing         | Intrafamily Transfer |           |        |        |
| Dec 28, 2005 | Resale            | Corporation Deed     | \$207,900 | \$94   | \$198K |
| Dec 28, 2005 | Recorded document | Warranty Deed        |           |        |        |
| Jul 23, 2005 | Resale            | Grant Deed           | \$705,700 | \$320  |        |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Glenn H. Barrington Middle School | Middle     | 6–8    | 0.7 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <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> |
|-----------|-----------------------|