

Single Family Residence **RESIDENTIAL**

10445 RIVER BREAM DR

RIVERVIEW, FL 33569

\$349,398 TopHap Estimate · \$158 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

3
BATHS

2,208 ft²
LIVING AREA

0.15 ac
LOT SIZE

2005
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$349K

\$334K low

\$365K high

Last Sale

\$227,000 · Aug 20, 2019

Est. Owner Equity

\$138,398

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$5,791 (2025)
Assessed Value	\$277,247
Previous Assessed	\$277,247
Assessor Market Value	\$277,247

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 476 ft²

Porch · 64 ft²

CLIMATE RISK

1

FLOOD

36

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 14, 2019	Resale	Warranty Deed	\$227,000	\$103	\$204K
Oct 29, 2015	Resale	Special Warranty Deed	\$191,000	\$87	\$188K
Jun 9, 2015	Foreclosure sale	Trustees Deed	\$136,100	\$62	
Sep 25, 2014	Quitclaim	Quit Claim Transfer			
Nov 30, 2005	Resale	Corporation Deed	\$206,700	\$94	\$192K
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	3.8 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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