

Single Family Residence **RESIDENTIAL**

1835 VISTA RIVER DR

VALRICO, FL 33596

\$447,391 TopHap Estimate · \$223 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,004 ft²

LIVING AREA

0.24 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$447K

\$432K low

\$463K high

Last Sale

\$220,900 · Jul 15, 2015

Est. Owner Equity

\$142,291

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$755 (2025)
Assessed Value	\$245,076
Previous Assessed	\$238,169
Assessor Market Value	\$382,837

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 450 ft²

CLIMATE RISK

1
FLOOD

30
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2015	Resale	Warranty Deed	\$220,900	\$110	\$226K
Jul 3, 2004	Resale	Grant Deed	\$207,500	\$104	\$163K
Apr 16, 1998	Resale	Grant Deed	\$140,000	\$70	\$112K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.9 mi
Bloomington High School	High	9–12	1.6 mi
Burns Middle School	Middle	6–8	2.8 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------