

Single Family Residence **RESIDENTIAL**

2736 AVON RIVER DR

VALRICO, FL 33596

\$418,806 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

2

BATHS

2,073 ft²

LIVING AREA

0.18 ac

LOT SIZE

2004

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$419K

\$394K low

\$444K high

Est. Owner Equity

\$418,806

TAX & ASSESSMENT

Property Tax	\$6,980 (2025)
Assessed Value	\$344,567
Previous Assessed	\$347,862
Assessor Market Value	\$344,567

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.18
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 211 ft²

CLIMATE RISK

1
FLOOD

13
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 7, 2018	Recorded document	Grant Deed	\$100	\$0	
Jun 11, 2015	Financing	Special Warranty Deed			
Dec 17, 2013	Non-arms-length	Trustees Deed	\$168,400	\$81	
Jun 21, 2005	Resale	Warranty Deed	\$242,000	\$117	\$242K
Dec 7, 2004	Resale	Special Warranty Deed	\$194,000	\$94	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mulrennan Middle School	Middle	6–8	0.5 mi
Buckhorn Elementary School	Elementary	PK–5	0.5 mi
Durant High School	High	9–12	4.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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