

Single Family Residence **RESIDENTIAL**

1903 RIVER CROSSING DR

VALRICO, FL 33596

\$398,891 TopHap Estimate · \$230 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,737 ft²

LIVING AREA

0.19 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$399K

\$375K low

\$423K high

Last Sale

\$173,000 · Jul 17, 2004

Est. Owner Equity

\$398,891

TAX & ASSESSMENT

Property Tax	\$6,320 (2025)
Assessed Value	\$293,660
Previous Assessed	\$296,067
Assessor Market Value	\$293,660

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.19
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 120 ft²

Porch · 146 ft²

CLIMATE RISK

1 FLOOD	29 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
-------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 17, 2004	Resale	Grant Deed	\$173,000	\$100	
Apr 9, 2002	Resale	Grant Deed	\$25,000	\$14	\$20K
Nov 5, 1998	Resale	Grant Deed	\$89,800	\$52	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 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	Absentee owner
-----------	----------------