

Single Family Residence **RESIDENTIAL**

1409 W RIVER CT

VALRICO, FL 33596

\$445,786 TopHap Estimate · \$217 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,054 ft²

LIVING AREA

0.29 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$446K

\$430K low

\$462K high

Last Sale

\$178,500 · Jul 12, 2003

Est. Owner Equity

\$341,286

Loan-to-Value

24%

TAX & ASSESSMENT

Property Tax	\$3,012 (2025)
Assessed Value	\$167,712
Previous Assessed	\$162,985
Assessor Market Value	\$385,554

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.29
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 323 ft²

Porch · 252 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 15, 2020	Quitclaim	Quit Claim Transfer			
Jul 12, 2003	Resale	Grant Deed	\$178,500	\$87	\$143K
Aug 3, 1999	Resale	Grant Deed	\$149,400	\$73	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 mi
Bloomington High School	High	9–12	1.7 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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