

Single Family Residence **RESIDENTIAL**

12304 FREESIA CT

RIVERVIEW, FL 33569

\$621,055 TopHap Estimate · \$257 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,412 ft²
LIVING AREA

0.44 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$621K

\$587K low

\$655K high

Last Sale

\$620,000 · Jul 10, 2025

Est. Owner Equity

\$63,055

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax

\$4,913 (2025)

Assessed Value

\$275,707

Previous Assessed

\$267,937

Assessor Market Value

\$463,069

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 220 ft²

Porch · 244 ft²

CLIMATE RISK

50 FLOOD	28 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2025	Resale	Warranty Deed	\$620,000	\$257	\$558K
Dec 5, 2013	Resale	Warranty Deed	\$268,000	\$111	\$214K
Mar 31, 2010	Resale	Warranty Deed	\$252,000	\$104	\$188K
Dec 5, 2003	Resale	Grant Deed	\$227,900	\$94	\$171K
Aug 1, 2000	Resale	Grant Deed	\$196,000	\$81	\$202K
Apr 19, 2000	Resale	Grant Deed	\$30,000	\$12	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	1.0 mi
Boyette Springs Elementary School	Elementary	PK–5	1.1 mi
Riverview High School	High	9–12	1.3 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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