

Single Family Residence

RESIDENTIAL

1806 VISTA RIVER DR

VALRICO, FL 33596

\$493,686

TopHap Estimate · \$212 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,326 ft²

LIVING AREA

0.21 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$494K

\$477K low

\$511K high

Last Sale

\$305,000 · Jul 28, 2017

Est. Owner Equity

\$249,686

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$5,494 (2025)
Assessed Value	\$303,677
Previous Assessed	\$295,119
Assessor Market Value	\$417,046

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 281 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 18, 2017	Resale	Warranty Deed	\$305,000	\$131	\$244K
Oct 26, 2015	Resale	Warranty Deed	\$265,000	\$114	\$212K
Aug 2, 2005	Resale	Warranty Deed	\$337,000	\$145	\$320K
Dec 21, 2004	Resale	Warranty Deed	\$257,000	\$110	\$202K
Aug 15, 2003	Resale	Grant Deed	\$218,900	\$94	\$199K
May 18, 1999	Resale	Grant Deed	\$40,000	\$17	\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.1 mi
Bloomingtondale 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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