

Single Family Residence **RESIDENTIAL**

1902 RIVER MEADOW CT

VALRICO, FL 33596

\$430,963 TopHap Estimate · \$211 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,042 ft²

LIVING AREA

0.26 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$431K

\$416K low

\$446K high

Last Sale

\$158,000 · Jun 18, 2001

Est. Owner Equity

\$181,963

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,490 (2025)
Assessed Value	\$354,083
Previous Assessed	\$355,586
Assessor Market Value	\$354,083

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 224 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 3, 2001	Resale	Grant Deed	\$158,000	\$77	\$140K
May 29, 1996	Resale	Grant Deed	\$129,000	\$63	\$116K
Apr 9, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.7 mi
Bloomington High School	High	9–12	1.6 mi

Burns Middle School	Middle	6–8	2.9 mi
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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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