

Single Family Residence **RESIDENTIAL**

1826 VISTA RIVER DR

VALRICO, FL 33596

\$469,262 TopHap Estimate · \$231 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,029 ft²

LIVING AREA

0.2 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$469K

\$454K low

\$485K high

Last Sale

\$485,000 · Jun 3, 2022

Est. Owner Equity

\$8,512

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$6,857 (2025)
Assessed Value	\$378,378
Previous Assessed	\$367,714
Assessor Market Value	\$384,090

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.20
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 327 ft²

CLIMATE RISK

1
FLOOD

28
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2022	Resale	Warranty Deed	\$485,000	\$239	\$461K
Jun 4, 1999	Resale	Grant Deed	\$145,000	\$71	\$116K

ASSIGNED SCHOOLS

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

OWNERSHIP

Occupancy	Owner occupied
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