

Single Family Residence **RESIDENTIAL**

1909 RIVER CROSSING DR

VALRICO, FL 33596

\$399,097 TopHap Estimate · \$204 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,958 ft²
LIVING AREA

0.22 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$399K

\$371K low

\$428K high

Last Sale

\$410,000 · Apr 22, 2025

Est. Owner Equity

\$1,397

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$7,467 (2025)
Assessed Value	\$353,594
Previous Assessed	\$332,276
Assessor Market Value	\$353,594

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.22
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 200 ft²

CLIMATE RISK

1
FLOOD

29
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2025	Resale	Warranty Deed	\$410,000	\$209	\$398K
Mar 31, 2022	Financing	Intrafamily Transfer			
Jul 30, 2021	Resale	Warranty Deed	\$359,900	\$184	\$342K
Aug 17, 2000	Resale	Grant Deed	\$128,900	\$66	\$122K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	0.8 mi
Bloomington High School	High	9–12	1.6 mi
Burns Middle School	Middle	6–8	2.9 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



Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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