

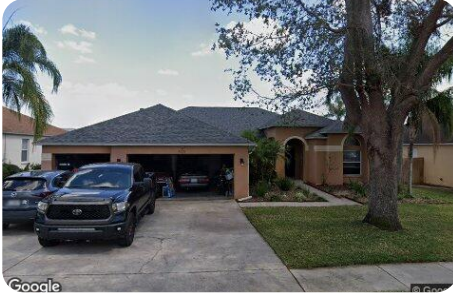
Single Family Residence

**RESIDENTIAL**

# 4635 RIVER OVERLOOK DR

VALRICO, FL 33596

**\$540,144** TopHap Estimate · \$218 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,480 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$540K**

\$515K low

\$565K high

Last Sale

**\$319,500 · Dec 20, 2017**

Est. Owner Equity

**\$209,144**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,998 (2025) |
| Assessed Value        | \$274,025      |
| Previous Assessed     | \$266,302      |
| Assessor Market Value | \$435,818      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.22                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Pool W/Hot Tub/Spa                    |

Patio · 143 ft²

Porch · 202 ft²

## CLIMATE RISK

1

FLOOD

35

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE   | DEED       | PRICE     | \$/FT² | LOAN   |
|-------------|--------|------------|-----------|--------|--------|
| Apr 6, 2000 | Resale | Grant Deed | \$177,500 | \$72   | \$142K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Richard Cimino Elementary School | Elementary | PK–5   | 1.2 mi   |
| Bloomington High School          | High       | 9–12   | 1.9 mi   |
| Burns Middle School              | Middle     | 6–8    | 3.0 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

|                          |                             |                             |                                 |                         |                        |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>25</b><br>CRIME INDEX | <b>260</b><br>AIR POLLUTION | <b>31,287</b><br>POPULATION | <b>\$111K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|