

Townhouse

RESIDENTIAL

9246 RIVER ROCK LN

RIVERVIEW, FL 33578

\$271,608 TopHap Estimate · \$141 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,930 ft²

LIVING AREA

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$272K

\$262K low

\$282K high

Last Sale

\$175,000 · Aug 9, 2018

Est. Owner Equity

\$153,208

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,462 (2025)
Assessed Value	\$246,995
Previous Assessed	\$240,034
Assessor Market Value	\$256,804

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 54 ft²

Porch · 106 ft²

CLIMATE RISK

1 FLOOD	28 WILDFIRE	98 HEAT	77 STORM	34 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 2, 2018	Resale	Warranty Deed	\$175,000	\$91	\$114K
Mar 2, 2015	Resale	Warranty Deed	\$142,000	\$74	\$147K
Jan 9, 2009	Resale	Warranty Deed	\$121,500	\$63	\$121K
Apr 28, 2006	Resale	Grant Deed	\$256,200	\$133	\$205K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview Elementary School	Elementary	PK–5	0.8 mi
Spoto High School	High	9–12	2.2 mi
Rodgers Middle Magnet School	Middle	6–8	2.3 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------