

Single Family Residence **RESIDENTIAL**

# 10806 ROCKLEDGE VIEW DR

RIVERVIEW, FL 33579

**\$460,907** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,544 ft<sup>2</sup>**

LIVING AREA

**0.18 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$461K**

\$422K low

\$499K high

Last Sale

**\$176,000 · Jul 15, 2010**

Est. Owner Equity

**\$292,195**

Loan-to-Value

**37%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,200 (2025) |
| Assessed Value        | \$173,957      |
| Previous Assessed     | \$169,054      |
| Assessor Market Value | \$386,123      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.18                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 374 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 32<br>WILDFIRE | 97<br>HEAT | 84<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-------------|--------|--------|
| Mar 15, 2011 | Quitclaim | Quit Claim Transfer |             |        |        |
| Jul 13, 2010 | Resale    | Warranty Deed       | \$176,000   | \$69   | \$169K |
| Aug 24, 2006 | Resale    | Warranty Deed       | \$350,000   | \$138  | \$280K |
| Dec 28, 2005 | Resale    | Warranty Deed       | \$1,040,000 | \$409  |        |

## ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Sumner High School                      | High       | 9–12   | 0.8 mi   |
| Summerfield Crossings Elementary School | Elementary | PK–5   | 1.3 mi   |
| Eisenhower Middle School                | Middle     | 6–8    | 2.6 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 33579

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>33</div> <div>CRIME INDEX</div> | <div>274</div> <div>AIR POLLUTION</div> | <div>49,771</div> <div>POPULATION</div> | <div>\$102K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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