

Single Family Residence

RESIDENTIAL

1804 VISTA RIVER DR

VALRICO, FL 33596

\$471,398

TopHap Estimate · \$219 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,156 ft²

LIVING AREA

0.21 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$471K

\$448K low

\$495K high

Last Sale

\$351,000 · Apr 30, 2021

Est. Owner Equity

\$52,948

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$7,735 (2025)
Assessed Value	\$384,695
Previous Assessed	\$389,025
Assessor Market Value	\$384,695

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 195 ft²

Porch · 273 ft²

CLIMATE RISK

1

FLOOD

30

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 28, 2021	Resale	Warranty Deed	\$351,000	\$163	\$333K
Apr 21, 2017	Quitclaim	Quit Claim Transfer			
Aug 1, 2003	Resale	Grant Deed	\$196,000	\$91	\$200K
Jul 5, 2000	Resale	Grant Deed	\$179,400	\$83	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.1 mi
Bloomington High School	High	9–12	1.7 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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