

Single Family Residence

RESIDENTIAL

1809 VISTA RIVER DR

VALRICO, FL 33596

\$466,882 TopHap Estimate · \$231 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,017 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$467K

\$424K low

\$510K high

Last Sale

\$475,000 · Oct 27, 2025

Est. Owner Equity

\$15,632

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$3,495 (2025)
Assessed Value	\$194,192
Previous Assessed	\$188,719
Assessor Market Value	\$389,341

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 324 ft²

Porch · 438 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
Oct 22, 2025	Resale	Warranty Deed	\$475,000	\$235	\$451K
Apr 28, 2016	Quitclaim	Quit Claim Transfer			
Sep 1, 2006	Resale	Warranty Deed	\$298,900	\$148	\$229K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	1.0 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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