

Single Family Residence **RESIDENTIAL**

1403 W RIVER CT

VALRICO, FL 33596

\$427,936 TopHap Estimate · \$200 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,145 ft²

LIVING AREA

0.25 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$428K

\$414K low

\$442K high

Last Sale

\$41,000 · Dec 30, 1998

Est. Owner Equity

\$257,936

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$3,453 (2025)
Assessed Value	\$191,883
Previous Assessed	\$186,475
Assessor Market Value	\$395,690

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
Fireplace	Yes
Pool	Yes

Patio · 514 ft²

Porch · 260 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

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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