

Single Family Residence **RESIDENTIAL**

12306 YELLOW ROSE CIR

RIVERVIEW, FL 33569

\$295,160 TopHap Estimate · \$177 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,672 ft²

LIVING AREA

0.21 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$295K

\$275K low

\$315K high

Est. Owner Equity

\$105,410

Loan-to-Value

65%

TAX & ASSESSMENT

Property Tax	\$2,114 (2025)
Assessed Value	\$115,965
Previous Assessed	\$112,697
Assessor Market Value	\$290,607

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	No

Porch · 562 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
Nov 19, 2003	Quitclaim	Quit Claim Transfer			\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.7 mi
Riverview High School	High	9–12	1.4 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 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K 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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