

Single Family Residence **RESIDENTIAL**

12303 YELLOW ROSE CIR

RIVERVIEW, FL 33569

\$387,708 TopHap Estimate · \$173 / ft² · confidence 92 · as of Jun 23, 2026



3
BEDS

2
BATHS

2,243 ft²
LIVING AREA

0.19 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$388K

\$357K low

\$419K high

Last Sale

\$1,354,400 · Feb 1, 2020

Est. Owner Equity

\$387,708

TAX & ASSESSMENT

Property Tax	\$6,352 (2025)
Assessed Value	\$317,598
Previous Assessed	\$320,282
Assessor Market Value	\$317,598

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 324 ft²

Porch · 579 ft²

CLIMATE RISK

39 FLOOD	30 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
--------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 1, 2020	Non-arms-length	Grant Deed	\$28,726	\$13	
Jun 20, 2019	Resale	Warranty Deed	\$219,500	\$98	
May 30, 2019	Resale	Grant Deed	\$238,512	\$106	

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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------