

Single Family Residence **RESIDENTIAL**

# 9606 PINE RIDGE AVE

RIVERVIEW, FL 33578

**\$231,280** TopHap Estimate · \$249 / ft² · confidence 95 · as of Jul 14, 2026



**2**  
BEDS

**2**  
BATHS

**930 ft²**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**1971**  
YEAR BUILT

**1**  
STORIES

**1**  
PARKING

## VALUATION

**\$231K**

\$219K low

\$243K high

Last Sale

**\$86,000 · Apr 11, 2014**

Est. Owner Equity

**\$58,012**

Loan-to-Value

**69%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,102 (2025) |
| Assessed Value        | \$63,744       |
| Previous Assessed     | \$61,948       |
| Assessor Market Value | \$172,227      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| County        | Hillsborough                          |
| Lot (acres)   | 0.23                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Garage        | Carport (Unspecified)                 |
| Pool          | No                                    |

Porch · 96 ft²

## CLIMATE RISK

**1**  
FLOOD

**24**  
WILDFIRE

**98**  
HEAT

**77**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE    | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|----------|--------|--------|
| Feb 18, 2014 | Resale          | Grant Deed          | \$86,000 | \$92   | \$87K  |
| Apr 29, 2013 | Non-arms-length | Trustees Deed       | \$25,600 | \$28   |        |
| Feb 23, 2006 | Quitclaim       | Quit Claim Transfer |          |        | \$124K |
| May 31, 2005 | Non-arms-length | Warranty Deed       | \$14,000 | \$15   |        |
| Aug 20, 2001 | Resale          | Grant Deed          | \$68,000 | \$73   | \$35K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Riverview Elementary School  | Elementary | PK–5   | 1.1 mi   |
| Rodgers Middle Magnet School | Middle     | 6–8    | 2.2 mi   |
| Spoto High School            | High       | 9–12   | 2.4 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 33578

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>255</b><br>AIR POLLUTION | <b>62,982</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|