

Single Family Residence **RESIDENTIAL**

# 11404 BALM RIVERVIEW RD

RIVERVIEW, FL 33569

**\$246,097** TopHap Estimate · \$225 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**  
BEDS

**1**  
BATHS

**1,094 ft<sup>2</sup>**  
LIVING AREA

**0.89 ac**  
LOT SIZE

**1955**  
YEAR BUILT

**1**  
STORIES

## VALUATION

**\$246K**

\$221K low

\$271K high

Last Sale

**\$90,000 · Jun 14, 2016**

Est. Owner Equity

**\$186,097**

Loan-to-Value

**23%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,141 (2025) |
| Assessed Value        | \$152,602      |
| Previous Assessed     | \$150,151      |
| Assessor Market Value | \$152,602      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Mansion                 |
| County        | HILLSBOROUGH            |
| Lot (acres)   | 0.89                    |
| Construction  | Wood (Unspecified)      |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

Porch · 300 ft²

## CLIMATE RISK

**1**  
FLOOD

**32**  
WILDFIRE

**97**  
HEAT

**82**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|----------------------|----------|--------|-------|
| Mar 5, 2025  | Financing | Intrafamily Transfer |          |        |       |
| Aug 23, 2021 | Quitclaim | Quit Claim Transfer  |          |        |       |
| Oct 24, 2001 | Resale    | Grant Deed           | \$79,900 | \$73   | \$68K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Rodgers Middle Magnet School      | Middle     | 6–8    | 1.0 mi   |
| Riverview High School             | High       | 9–12   | 1.3 mi   |
| Boyette Springs Elementary School | Elementary | PK–5   | 1.9 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>275</div> <div>AIR POLLUTION</div> | <div>32,078</div> <div>POPULATION</div> | <div>\$92K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

| OWNERSHIP

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