

Single Family Residence **RESIDENTIAL**

10401 RIVER BREAM DR

RIVERVIEW, FL 33569

\$292,578 TopHap Estimate · \$132 / ft² · confidence 86 · as of Jun 23, 2026



4
BEDS

3
BATHS

2,222 ft²
LIVING AREA

0.13 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$293K

\$252K low

\$334K high

Last Sale

\$310,000 · Oct 21, 2024

Est. Owner Equity

\$71,268

Loan-to-Value

76%

TAX & ASSESSMENT

Property Tax	\$5,515 (2025)
Assessed Value	\$264,901
Previous Assessed	\$264,914
Assessor Market Value	\$264,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.13
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 180 ft²

Porch · 21 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 15, 2024	Non-arms-length	Warranty Deed	\$310,000	\$140	
Jun 12, 2006	Resale	Grant Deed	\$245,900	\$111	\$197K
Nov 10, 2005	Resale	Grant Deed	\$494,500	\$223	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.6 mi
Boyette Springs Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.7 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.