

Single Family Residence **RESIDENTIAL**

10452 RIVER BREAM DR

RIVERVIEW, FL 33569

\$444,046 TopHap Estimate · \$125 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,540 ft²
LIVING AREA

0.13 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$444K

\$423K low

\$465K high

Last Sale

\$315,000 · Feb 2, 2021

Est. Owner Equity

\$72,120

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$6,406 (2025)
Assessed Value	\$353,376
Previous Assessed	\$346,868
Assessor Market Value	\$353,376

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 · 164 ft²

Porch · 494 ft²

CLIMATE RISK

1

FLOOD

35

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 7, 2021	Financing	Intrafamily Transfer			
Feb 1, 2021	Resale	Warranty Deed	\$315,000	\$89	\$309K
Feb 4, 2014	Resale	Warranty Deed	\$194,000	\$55	\$185K
Jul 2, 2008	Resale	Warranty Deed	\$175,000	\$49	\$60K
May 17, 2006	Resale	Warranty Deed	\$365,000	\$103	\$365K
Nov 12, 2004	Resale	Grant Deed	\$241,800	\$68	\$193K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.7 mi
Boyette Springs Elementary School	Elementary	PK–5	1.0 mi
Newsome High School	High	9–12	3.8 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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