

Single Family Residence **RESIDENTIAL**

# 10412 RIVER BREAM DR

RIVERVIEW, FL 33569

**\$369,989** TopHap Estimate · \$171 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,158 ft<sup>2</sup>**

LIVING AREA

**0.1 ac**

LOT SIZE

**2006**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$370K**

\$344K low

\$396K high

Last Sale

**\$370,000 · Feb 18, 2026**

Est. Owner Equity

**\$73,989**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,884 (2024) |
| Assessed Value        | \$315,962      |
| Assessor Market Value | \$315,962      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | HILLSBOROUGH            |
| Lot (acres)   | 0.10                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 250 ft²

Porch · 294 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   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Feb 13, 2026 | Resale            | Warranty Deed       | \$370,000 | \$171  | \$296K |
| Nov 15, 2021 | Resale            | Warranty Deed       | \$343,500 | \$159  |        |
| Sep 16, 2021 | Resale            | Warranty Deed       | \$332,895 | \$154  |        |
| Mar 13, 2019 | Resale            | Warranty Deed       | \$132,000 | \$61   | \$132K |
| Feb 13, 2019 | Quitclaim         | Quit Claim Transfer | \$100     | \$0    |        |
| Sep 4, 2012  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Sep 4, 2012  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Apr 2, 2010  | Quitclaim         | Quit Claim Transfer |           |        |        |
| Apr 21, 2006 | Recorded document | Grant Deed          |           |        |        |

|                     |        |            |           |       |        |
|---------------------|--------|------------|-----------|-------|--------|
| <b>Mar 24, 2006</b> | Resale | Grant Deed | \$205,900 | \$95  | \$185K |
| <b>Nov 10, 2005</b> | Resale | Grant Deed | \$494,500 | \$229 |        |

## ASSIGNED SCHOOLS

| SCHOOL                                   | LEVEL      | GRADES | DISTANCE |
|------------------------------------------|------------|--------|----------|
| <b>Glenn H. Barrington Middle School</b> | Middle     | 6–8    | 0.6 mi   |
| <b>Boyette Springs Elementary School</b> | Elementary | PK–5   | 0.9 mi   |
| <b>Newsome High School</b>               | 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</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 | <b>Owner occupied</b> |
|-----------|-----------------------|