

Single Family Residence **RESIDENTIAL**

10425 RIVER BREAM DR

RIVERVIEW, FL 33569

\$379,515 TopHap Estimate · \$132 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,866 ft²

LIVING AREA

0.13 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$380K

\$364K low

\$395K high

Last Sale

\$236,000 · Jul 31, 2018

Est. Owner Equity

\$135,304

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,560 (2025)
Assessed Value	\$217,898
Previous Assessed	\$211,757
Assessor Market Value	\$306,438

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 · 176 ft²

Porch · 62 ft²

CLIMATE RISK

34 FLOOD	34 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2019	Quitclaim	Quit Claim Transfer	\$100	\$0	\$244K
Jul 27, 2018	Resale	Warranty Deed	\$236,000	\$82	\$236K
Apr 21, 2016	Resale	Warranty Deed	\$206,000	\$72	\$199K
Mar 1, 2016	Non-arms-length	Trustees Deed	\$157,100	\$55	
Aug 15, 2008	Quitclaim	Quit Claim Transfer			
Jan 27, 2006	Resale	Corporation Deed	\$234,200	\$82	\$222K
Oct 18, 2005	Resale	Grant Deed	\$717,600	\$250	

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.

OWNERSHIP

Occupancy	Owner occupied
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