

Mobile Home

RESIDENTIAL

2505 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,735 ft²

LIVING AREA

0.56 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$147,000 · Dec 4, 2023

TAX & ASSESSMENT

Property Tax	\$3,304 (2024)
Assessed Value	\$202,279
Previous Assessed	\$203,583
Assessor Market Value	\$202,279

PROPERTY FACTS

Property Type	Mobile Home
Style	Mobile Home
County	HILLSBOROUGH
Lot (acres)	0.56
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Deck · 312 ft²

Patio · 312 ft²

Porch · 554 ft²

CLIMATE RISK

100 FLOOD	40 WILDFIRE	97 HEAT	75 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2023	Resale	Warranty Deed	\$147,000	\$85	
Oct 1, 2004	Resale	Warranty Deed	\$142,500	\$82	\$121K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.9 mi
Earl J. Lennard High School	High	9–12	3.1 mi
Beth Shields Middle School	Middle	6–8	5.5 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 33570

95 CRIME INDEX	178 AIR POLLUTION	37,027 POPULATION	\$73K 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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