

Residential - Vacant Land

RESIDENTIAL

2622 RIVER BEND DR
RUSKIN, FL 33570



2

BEDS

1

BATHS

1,248 ft²

LIVING AREA

0.4 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

VALUATION

Last Sale

\$51,800 · May 24, 2011

TAX & ASSESSMENT

Property Tax	\$3,792 (2025)
Assessed Value	\$213,674
Previous Assessed	\$213,674
Assessor Market Value	\$213,674

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	0.40
Construction	Wood Frame
Heating	Forced Air
Cooling	Central
Pool	Yes

Patio · 288 ft²

Porch · 264 ft²

CLIMATE RISK

100 FLOOD	41 WILDFIRE	97 HEAT	75 STORM	38 DROUGHT
---------------------	-----------------------	-------------------	--------------------	----------------------

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 18, 2019	Recorded document	Warranty Deed	\$100	\$0	
May 24, 2011	Non-arms-length	Deed In Lieu Of Foreclosure	\$51,800	\$42	
Jan 26, 2007	Resale	Warranty Deed	\$200,000	\$160	\$170K
Jun 15, 2002	Resale	Grant Deed	\$85,000	\$68	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.3 mi
Earl J. Lennard High School	High	9–12	3.4 mi
Beth Shields Middle School	Middle	6–8	5.8 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 33570

95 CRIME INDEX	178 AIR POLLUTION	37,027 POPULATION	\$73K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------