

Single Family Residence **RESIDENTIAL**

2507 RIVER BRIAR BLVD

RUSKIN, FL 33570

\$297,675 TopHap Estimate · \$145 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,055 ft²

LIVING AREA

0.13 ac

LOT SIZE

2007

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$298K

\$289K low

\$306K high

Last Sale

\$100,000 · Dec 16, 2011

Est. Owner Equity

\$200,210

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,769 (2025)
Assessed Value	\$108,667
Previous Assessed	\$105,604
Assessor Market Value	\$267,263

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

Porch · 232 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

97
HEAT

75
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 9, 2011	Resale	Warranty Deed	\$100,000	\$49	\$97K
Apr 26, 2007	Resale	Warranty Deed	\$273,100	\$133	\$218K
Oct 12, 2006	Non-arms-length	Warranty Deed	\$816,000	\$397	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.6 mi
Earl J. Lennard High School	High	9–12	2.7 mi
Beth Shields Middle School	Middle	6–8	5.0 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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