

Single Family Residence

RESIDENTIAL

2513 RIVER BRIAR BLVD

RUSKIN, FL 33570

\$334,999 TopHap Estimate · \$139 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,414 ft²

LIVING AREA

0.13 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$335K

\$316K low

\$354K high

Last Sale

\$265,000 · May 6, 2021

Est. Owner Equity

\$96,499

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax	\$7,899 (2025)
Assessed Value	\$280,176
Previous Assessed	\$280,176
Assessor Market Value	\$280,176

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

Porch · 224 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
Jun 6, 2025	Financing	Intrafamily Transfer			
May 5, 2021	Resale	Warranty Deed	\$265,000	\$110	\$239K
Apr 19, 2007	Resale	Warranty Deed	\$271,800	\$113	\$217K
Oct 12, 2006	Resale	Warranty Deed	\$816,000	\$338	

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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