

Single Family Residence **RESIDENTIAL**

2506 RIVER BRIAR BLVD

RUSKIN, FL 33570

\$294,088 TopHap Estimate · \$163 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

1,805 ft²
LIVING AREA

0.13 ac
LOT SIZE

2006
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$294K

\$275K low

\$313K high

Last Sale

\$227,700 · Feb 1, 2007

Est. Owner Equity

\$66,438

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,572 (2025)
Assessed Value	\$97,893
Previous Assessed	\$95,134
Assessor Market Value	\$246,071

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 · 160 ft²

CLIMATE RISK

10 FLOOD	35 WILDFIRE	97 HEAT	75 STORM	38 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 21, 2020	Quitclaim	Quit Claim Transfer			
Dec 29, 2006	Resale	Warranty Deed	\$227,700	\$126	\$182K
Jul 14, 2006	Non-arms-length	Warranty Deed	\$816,000	\$452	

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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------