

Single Family Residence

RESIDENTIAL

1309 RIVER DR SW

RUSKIN, FL 33570

\$506,645 TopHap Estimate · \$184 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,752 ft²

LIVING AREA

0.19 ac

LOT SIZE

2007

YEAR BUILT

3

STORIES

2

PARKING

VALUATION

\$507K

\$479K low

\$534K high

Last Sale

\$636,800 · Apr 14, 2021

Est. Owner Equity

\$506,645

TAX & ASSESSMENT

Property Tax	\$7,344 (2025)
Assessed Value	\$418,570
Previous Assessed	\$406,774
Assessor Market Value	\$446,390

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 300 ft²

Porch · 696 ft²

Boat access

CLIMATE RISK

100 FLOOD	3 WILDFIRE	97 HEAT	70 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
Apr 7, 2021	Resale	Warranty Deed	\$636,800	\$231	\$661K
Jan 25, 2010	Resale	Warranty Deed	\$299,900	\$109	\$244K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.1 mi
Earl J. Lennard High School	High	9–12	3.0 mi
Beth Shields Middle School	Middle	6–8	5.4 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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