

Single Family Residence

RESIDENTIAL

2606 RIVER BEND DR

RUSKIN, FL 33570

\$437,000 TopHap Estimate · \$323 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,352 ft²

LIVING AREA

0.31 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$437K

\$425K low

\$449K high

Last Sale

\$437,000 · Jul 9, 2026

Est. Owner Equity

\$183,000

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$3,488 (2025)
Assessed Value	\$197,640
Previous Assessed	\$192,070
Assessor Market Value	\$350,582

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.31
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck Patio · 100 ft² Porch · 268 ft² Boat access

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
Jul 2, 2026	Resale	Warranty Deed	\$437,000	\$323	\$371K
Apr 26, 2004	Quitclaim	Quit Claim Transfer			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.1 mi
Earl J. Lennard High School	High	9–12	3.3 mi
Beth Shields Middle School	Middle	6–8	5.6 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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