

Single Family Residence

RESIDENTIAL

# 2209 LOST RIVER TRL

RUSKIN, FL 33570

**\$1,395,000** TopHap Estimate · \$383 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**3.5**

BATHS

**3,647 ft<sup>2</sup>**

LIVING AREA

**2.02 ac**

LOT SIZE

**2007**

YEAR BUILT

**1**

STORIES

**4**

PARKING

## VALUATION

**\$1.4M**

\$1.3M low

\$1.5M high

Last Sale

**\$245,000 · Jul 7, 2010**

Est. Owner Equity

**\$997,496**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

Property Tax

**\$6,382 (2025)**

Assessed Value

**\$356,204**

Previous Assessed

**\$346,165**

Assessor Market Value

**\$853,400**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | HILLSBOROUGH            |
| Lot (acres)   | 2.02                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Porch · 771 ft²

Boat access

## CLIMATE RISK

100

FLOOD

35

WILDFIRE

97

HEAT

67

STORM

38

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|----------------------|-----------|--------|--------|
| Mar 15, 2022 | Financing        | Intrafamily Transfer |           |        |        |
| Jun 24, 2010 | Resale           | Grant Deed           | \$245,000 | \$67   |        |
| Jun 24, 2010 | Quitclaim        | Quit Claim Transfer  |           |        |        |
| May 24, 2010 | Foreclosure sale | Trustees Deed        |           |        |        |
| Sep 29, 2006 | Resale           | Warranty Deed        | \$193,000 | \$53   | \$436K |
| Apr 28, 2006 | Resale           | Warranty Deed        | \$125,000 | \$34   |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruskin Elementary School    | Elementary | PK–5   | 3.3 mi   |
| Earl J. Lennard High School | High       | 9–12   | 5.2 mi   |
| Beth Shields Middle School  | Middle     | 6–8    | 7.6 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>95</div> <div>CRIME INDEX</div> | <div>178</div> <div>AIR POLLUTION</div> | <div>37,027</div> <div>POPULATION</div> | <div>\$73K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

|
 OWNERSHIP

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