

Single Family Residence

RESIDENTIAL

2520 RIVER BEND DR

RUSKIN, FL 33570

\$795,418 TopHap Estimate · \$335 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,376 ft²

LIVING AREA

0.3 ac

LOT SIZE

2021

YEAR BUILT

2

STORIES

VALUATION

\$795K

\$706K low

\$885K high

Est. Owner Equity

\$795,418

TAX & ASSESSMENT

Property Tax	\$12,809 (2025)
Assessed Value	\$708,384
Previous Assessed	\$688,420
Assessor Market Value	\$755,166

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.30
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	Pool W/Hot Tub/Spa

Elevator Patio · 1,600 ft² Porch · 128 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.0 mi
Earl J. Lennard High School	High	9–12	3.2 mi
Beth Shields Middle School	Middle	6–8	5.5 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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