

Mobile Home

RESIDENTIAL

2524 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,080 ft²

LIVING AREA

0.33 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

TAX & ASSESSMENT

Property Tax	\$4,107 (2025)
Assessed Value	\$208,987
Previous Assessed	\$214,137
Assessor Market Value	\$208,987

PROPERTY FACTS

Property Type	Mobile Home
County	Hillsborough
Lot (acres)	0.33

Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Deck · 920 ft² Shed · 120 ft² Porch · 240 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
Jun 20, 2023	Financing	Intrafamily Transfer			
Apr 23, 2003	Quitclaim	Quit Claim Transfer	\$49,200	\$46	\$127K

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	Absentee owner
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