

Single Family Residence

RESIDENTIAL

2616 RIVER BEND DR

RUSKIN, FL 33570

\$418,201 TopHap Estimate · \$287 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,456 ft²

LIVING AREA

0.38 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$418K

\$391K low

\$445K high

Last Sale

\$225,000 · Sep 8, 2020

Est. Owner Equity

\$418,201

TAX & ASSESSMENT

Property Tax	\$4,630 (2025)
Assessed Value	\$262,723
Previous Assessed	\$255,319
Assessor Market Value	\$277,433

PROPERTY FACTS

Property Type	Single Family Residence
Style	Mansion
County	HILLSBOROUGH
Lot (acres)	0.38
Construction	Wood (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No

Porch · 220 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
May 29, 2026	Quitclaim	Quit Claim Transfer			
Dec 9, 2021	Financing	Intrafamily Transfer			
Aug 21, 2020	Resale	Warranty Deed	\$225,000	\$155	\$115K
Apr 3, 2019	Quitclaim	Quit Claim Transfer	\$100	\$0	
Jun 15, 2018	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.2 mi
Earl J. Lennard High School	High	9–12	3.4 mi
Beth Shields Middle School	Middle	6–8	5.7 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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