

Mobile Home

RESIDENTIAL

2626 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,512 ft<sup>2</sup>

LIVING AREA

0.41 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$44,000 · Jan 12, 1998

TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,147 (2025) |
| Assessed Value        | \$129,862      |
| Previous Assessed     | \$126,202      |
| Assessor Market Value | \$286,231      |

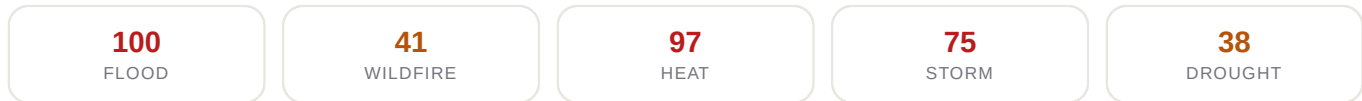
## PROPERTY FACTS

|               |                       |
|---------------|-----------------------|
| Property Type | Mobile Home           |
| County        | Hillsborough          |
| Lot (acres)   | 0.41                  |
| Construction  | Wood (Unspecified)    |
| Roof          | Metal                 |
| Heating       | Central               |
| Cooling       | Central               |
| Garage        | Carport (Unspecified) |
| Pool          | No                    |
| View          | Yes - Type Unknown    |

Porch · 794 ft²

Boat access

## CLIMATE RISK



Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE    | \$/FT² | LOAN  |
|--------------|--------|------------|----------|--------|-------|
| Jan 12, 1998 | Resale | Grant Deed | \$44,000 | \$29   | \$36K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruskin Elementary School    | Elementary | PK–5   | 2.3 mi   |
| Earl J. Lennard High School | High       | 9–12   | 3.5 mi   |
| Beth Shields Middle School  | Middle     | 6–8    | 5.8 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

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

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

## OWNERSHIP

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