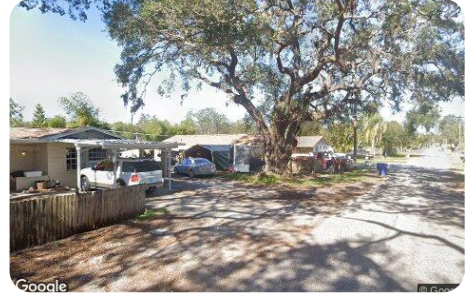


Single Family Residence **RESIDENTIAL**

1301 RIVER DR SW

RUSKIN, FL 33570

\$384,903 TopHap Estimate · \$175 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

1

BATHS

2,195 ft²

LIVING AREA

0.39 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$385K

\$363K low

\$407K high

Est. Owner Equity

\$254,503

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$2,627 (2025)
Assessed Value	\$156,786
Previous Assessed	\$139,229
Assessor Market Value	\$327,194

PROPERTY FACTS

Property Type	Single Family Residence
County	Hillsborough
Lot (acres)	0.39
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)

Shed · 209 ft²

Patio · 1,341 ft²

Porch · 708 ft²

CLIMATE RISK

100 FLOOD	32 WILDFIRE	97 HEAT	70 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 26, 1999	Resale	Grant Deed	\$80,900	\$37	\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.1 mi
Earl J. Lennard High School	High	9–12	3.0 mi
Beth Shields Middle School	Middle	6–8	5.4 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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