

Single Family Residence **RESIDENTIAL**

1403 RIVER DR SW

RUSKIN, FL 33570

\$129,846 TopHap Estimate · \$91 / ft² · confidence 75 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,432 ft²

LIVING AREA

0.39 ac

LOT SIZE

1960

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$130K

\$98K low

\$162K high

Last Sale

\$133,000 · Dec 18, 2024

Est. Owner Equity

\$129,846

TAX & ASSESSMENT

Property Tax	\$2,570 (2025)
Assessed Value	\$219,319
Previous Assessed	\$75,513
Assessor Market Value	\$219,319

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
Pool	No

Patio · 784 ft²

Porch · 67 ft²

CLIMATE RISK

100
FLOOD

20
WILDFIRE

97
HEAT

70
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 5, 2025	Financing	Intrafamily Transfer			
Dec 9, 2024	Resale	Warranty Deed	\$133,000	\$93	
Dec 30, 1998	Resale	Grant Deed	\$41,000	\$29	\$116K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.2 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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