

Single Family Residence **RESIDENTIAL**

1201 RIVER DR SW

RUSKIN, FL 33570

\$322,170 TopHap Estimate · \$134 / ft² · confidence 84 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,405 ft²

LIVING AREA

0.39 ac

LOT SIZE

1920

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$322K

\$271K low

\$373K high

Last Sale

\$65,000 · Jan 1, 1990

Est. Owner Equity

\$262,170

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$1,905 (2025)
Assessed Value	\$113,458
Previous Assessed	\$110,260
Assessor Market Value	\$274,933

PROPERTY FACTS

Property Type	Single Family Residence
Style	Traditional/Old
County	Hillsborough
Lot (acres)	0.39
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 804 ft²

CLIMATE RISK

100
FLOOD

3
WILDFIRE

97
HEAT

70
STORM

38
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.1 mi
Earl J. Lennard High School	High	9–12	2.9 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.

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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