

Single Family Residence

RESIDENTIAL

2636 RIVER BEND DR

RUSKIN, FL 33570

\$532,666 TopHap Estimate · \$280 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,901 ft²

LIVING AREA

0.52 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$533K

\$502K low

\$563K high

Est. Owner Equity

\$532,666

TAX & ASSESSMENT

Property Tax	\$7,017 (2024)
Assessed Value	\$372,327
Previous Assessed	\$374,619
Assessor Market Value	\$372,327

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.52
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
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
Oct 22, 2025	Financing	Intrafamily Transfer			
Oct 20, 2025	Financing	Intrafamily Transfer			
Aug 7, 2025	Financing	Intrafamily Transfer			
Oct 26, 2022	Financing	Intrafamily Transfer			
Mar 29, 2021	Financing	Intrafamily Transfer			
Mar 29, 2021	Financing	Intrafamily Transfer			

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	5.9 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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