

Single Family Residence

RESIDENTIAL

2618 RIVER BEND DR

RUSKIN, FL 33570

\$749,689 TopHap Estimate · \$286 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,618 ft²

LIVING AREA

0.39 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$750K

\$707K low

\$793K high

Last Sale

\$785,000 · Feb 26, 2024

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$9,170 (2025)
Assessed Value	\$467,200
Previous Assessed	\$416,542
Assessor Market Value	\$467,200

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes
View	Yes - Type Unknown

Deck · 128 ft²

Porch · 616 ft²

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
Feb 23, 2024	Resale	Warranty Deed	\$785,000	\$300	\$757K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.2 mi
Earl J. Lennard High School	High	9–12	3.4 mi

Beth Shields Middle School	Middle	6–8	5.7 mi
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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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