

Mobile Home

RESIDENTIAL

2612 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,008 ft²

LIVING AREA

0.38 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$1,739 (2025)
Assessed Value	\$107,526
Previous Assessed	\$104,496
Assessor Market Value	\$229,098

PROPERTY FACTS

Property Type	Mobile Home
County	Hillsborough
Lot (acres)	0.38

Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Pool	Yes

Porch · 412 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
Aug 21, 2024	Financing	Intrafamily Transfer			
Sep 26, 2012	Quitclaim	Quit Claim Transfer	\$100,000	\$99	\$100K
Feb 9, 2009	Quitclaim	Quit Claim Transfer			
May 22, 2006	Quitclaim	Quit Claim Transfer			
Jul 22, 2005	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.2 mi
Earl J. Lennard High School	High	9–12	3.3 mi
Beth Shields Middle School	Middle	6–8	5.7 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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