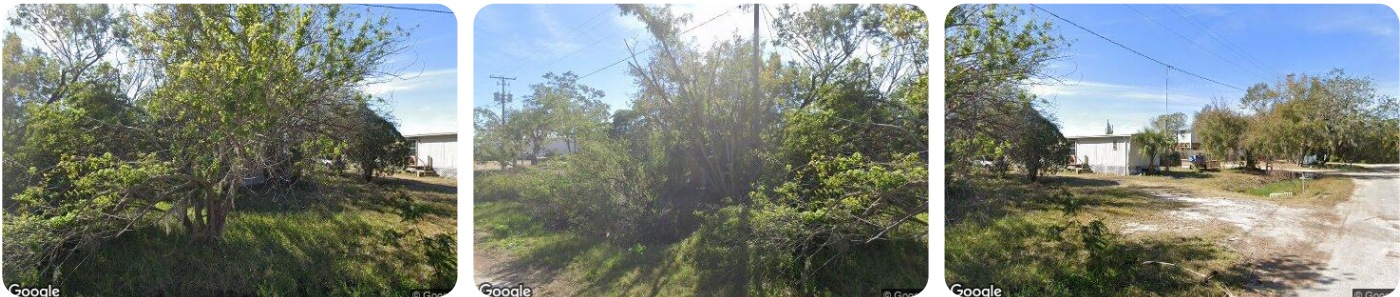


Residential - Vacant Land

RESIDENTIAL

1524 RIVER DR SW

RUSKIN, FL 33570



2

BEDS

1

BATHS

852 ft²

LIVING AREA

0.19 ac

LOT SIZE

1974

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$3,365 (2025)
Assessed Value	\$154,793
Previous Assessed	\$154,793
Assessor Market Value	\$154,793

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	0.19

Construction	Steel Frame
Heating	Forced Air
Cooling	Wall Unit
Pool	Yes

Patio · 240 ft²

Porch · 178 ft²

CLIMATE RISK

100 FLOOD	30 WILDFIRE	97 HEAT	70 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2023	Financing	Correction Deed			
Apr 22, 2023	Financing	Intrafamily Transfer			
Jan 26, 2011	Quitclaim	Quit Claim Transfer			
Jan 26, 2011	Quitclaim	Quit Claim Transfer			
Sep 23, 1997	Resale	Grant Deed	\$30,000	\$35	\$24K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.3 mi
Earl J. Lennard High School	High	9–12	3.1 mi
Beth Shields Middle School	Middle	6–8	5.5 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	Absentee owner
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