

Single Family Residence **RESIDENTIAL**

2601 RANKIN PL

VALRICO, FL 33596

\$379,312 TopHap Estimate · \$198 / ft² · confidence 93 · as of Jun 23, 2026



3

BEDS

2

BATHS

1,920 ft²

LIVING AREA

0.23 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$379K

\$353K low

\$406K high

Last Sale

\$23,862,401 · Jul 19, 2023

Est. Owner Equity

\$379,312

TAX & ASSESSMENT

Property Tax	\$6,293 (2025)
Assessed Value	\$301,615
Previous Assessed	\$303,990
Assessor Market Value	\$301,615

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 302 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	98 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 18, 2023	Resale	Special Warranty Deed	\$23,862,401	\$12428	
Jul 26, 2017	Recorded document	Grant Deed			
Apr 13, 2016	Resale	Warranty Deed	\$209,000	\$109	
Mar 1, 2016	Resale	Trustees Deed	\$155,300	\$81	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckhorn Elementary School	Elementary	PK–5	0.4 mi
Mulrennan Middle School	Middle	6–8	0.7 mi
Durant High School	High	9–12	4.4 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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