

Single Family Residence

RESIDENTIAL

2609 RIVER BEND DR

RUSKIN, FL 33570

\$532,525 TopHap Estimate · \$277 / ft² · confidence 93 · as of Jul 14, 2026



2

BEDS

3

BATHS

1,920 ft²

LIVING AREA

1.45 ac

LOT SIZE

2013

YEAR BUILT

1

STORIES

11

PARKING

VALUATION

\$533K

\$497K low

\$569K high

Est. Owner Equity

\$432,525

Loan-to-Value

17%

TAX & ASSESSMENT

Property Tax	\$643 (2025)
Assessed Value	\$195,364
Previous Assessed	\$189,858
Assessor Market Value	\$326,720

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.45
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Porch · 648 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
Dec 19, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.1 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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