

Single Family Residence

RESIDENTIAL

2526 RIVER BEND DR

RUSKIN, FL 33570

\$535,695 TopHap Estimate · \$273 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,959 ft²

LIVING AREA

0.33 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$536K

\$503K low

\$568K high

Est. Owner Equity

\$535,695

TAX & ASSESSMENT

Property Tax	\$4,096 (2025)
Assessed Value	\$237,258
Previous Assessed	\$230,571
Assessor Market Value	\$334,241

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.33
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No
View	Yes - Type Unknown

Deck · 680 ft²

Patio · 403 ft²

Porch · 457 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
May 16, 2022	Financing	Intrafamily Transfer			
May 4, 2012	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.0 mi
Earl J. Lennard High School	High	9–12	3.2 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------