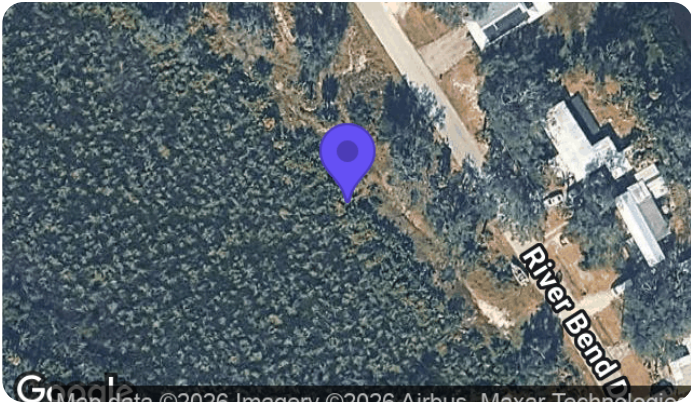


Residential - Vacant Land **RESIDENTIAL**

2511 RIVER BEND DR
RUSKIN, FL 33570



1.92 ac
LOT SIZE

VALUATION

Last Sale	\$60,000 · Jun 21, 2021
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TAX & ASSESSMENT

Property Tax	\$930 (2025)
Assessed Value	\$52,392
Previous Assessed	\$48,832
Assessor Market Value	\$52,392

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	1.92
Heating	None
Pool	No

CLIMATE RISK

100 FLOOD	41 WILDFIRE	97 HEAT	75 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

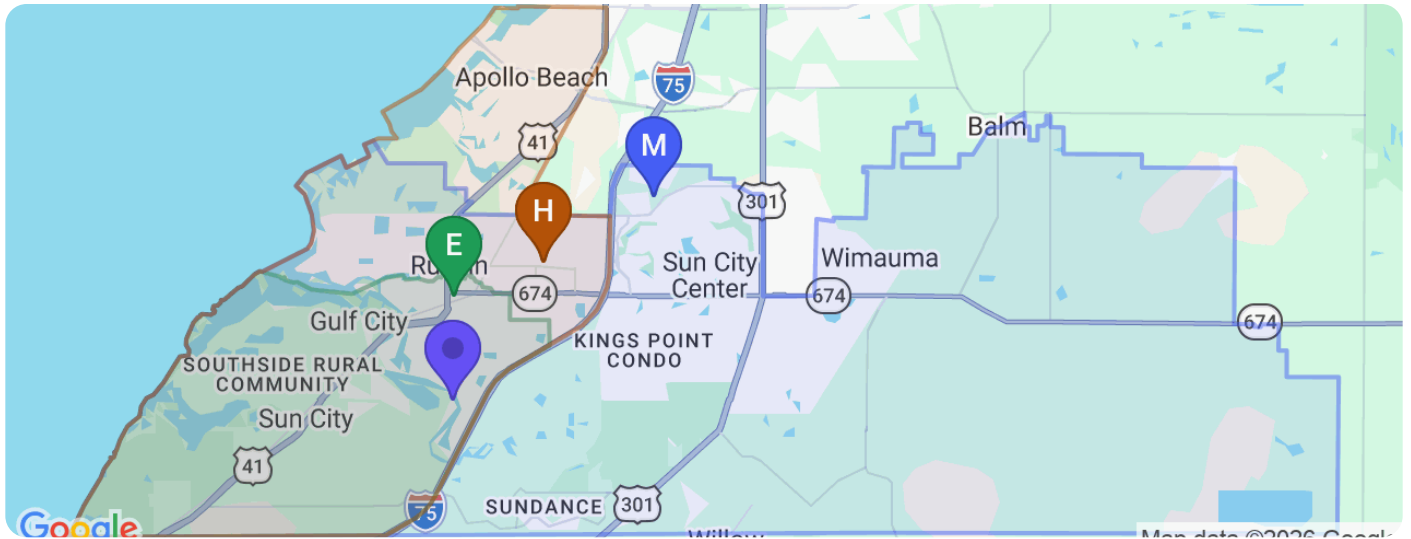
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 16, 2021	Resale	Warranty Deed	\$60,000		
Nov 13, 2018	Resale	Warranty Deed	\$62,000		
May 15, 2014	Resale	Warranty Deed	\$55,000		
Oct 31, 2003	Resale	Grant Deed	\$20,000		

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

OWNERSHIP

Occupancy	Absentee owner
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