

Single Family Residence

RESIDENTIAL

# 527 VISTA RIDGE DR

RUSKIN, FL 33570

**\$419,132** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**6**

BEDS

**3**

BATHS

**3,096 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2012**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$419K**

\$401K low

\$438K high

Est. Owner Equity

**\$419,132**

## TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$12,761 (2025)</b> |
| Assessed Value        | <b>\$276,225</b>       |
| Previous Assessed     | <b>\$347,198</b>       |
| Assessor Market Value | <b>\$290,968</b>       |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.14                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 442 ft²

Porch · 230 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>98</b><br>FLOOD | <b>37</b><br>WILDFIRE | <b>97</b><br>HEAT | <b>70</b><br>STORM | <b>38</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE       | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------------|--------|--------|
| Mar 20, 2021 | Financing | Warranty Deed         |             |        |        |
| Mar 20, 2021 | Financing | Warranty Deed         |             |        |        |
| Jun 29, 2020 | Resale    | Warranty Deed         | \$275,000   | \$89   |        |
| Jan 17, 2018 | Resale    | Warranty Deed         | \$257,000   | \$83   | \$218K |
| Mar 5, 2013  | Resale    | Special Warranty Deed | \$237,950   | \$77   | \$243K |
| Dec 15, 2011 | Resale    | Grant Deed            | \$1,500,000 | \$484  |        |
| Feb 9, 2009  | Resale    | Grant Deed            | \$733,400   | \$237  |        |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Thompson Elementary School  | Elementary | PK–5   | 3.1 mi   |
| Earl J. Lennard High School | High       | 9–12   | 3.3 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>178</b><br>AIR POLLUTION | <b>37,027</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|