

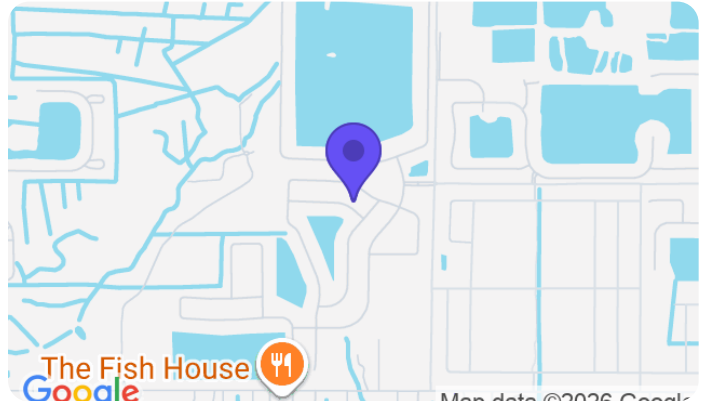
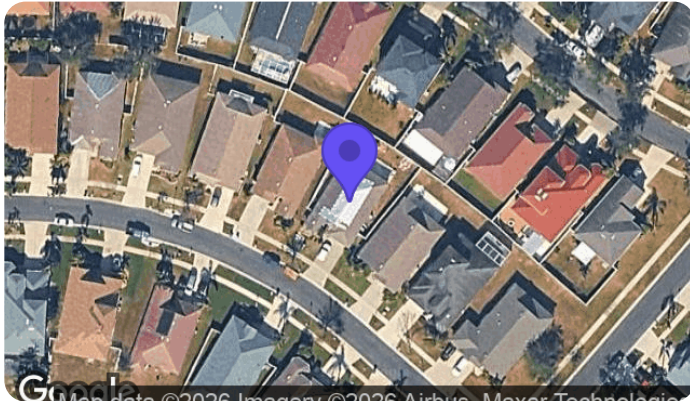
Single Family Residence

**RESIDENTIAL**

# 1809 RAVEN GLEN DR

RUSKIN, FL 33570

**\$317,030** TopHap Estimate · \$177 / ft² · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,793 ft²**

LIVING AREA

**0.13 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$317K**

\$286K low

\$348K high

Last Sale

**\$320,000 · Jan 15, 2025**

Est. Owner Equity

**\$0**

Loan-to-Value

**104%**

## TAX & ASSESSMENT

Property Tax

**\$4,409 (2025)**

Assessed Value

**\$191,275**

Previous Assessed

**\$185,884**

Assessor Market Value

**\$260,981**

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.13                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 456 ft²

Porch · 146 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 86<br>FLOOD | 18<br>WILDFIRE | 97<br>HEAT | 70<br>STORM | 38<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

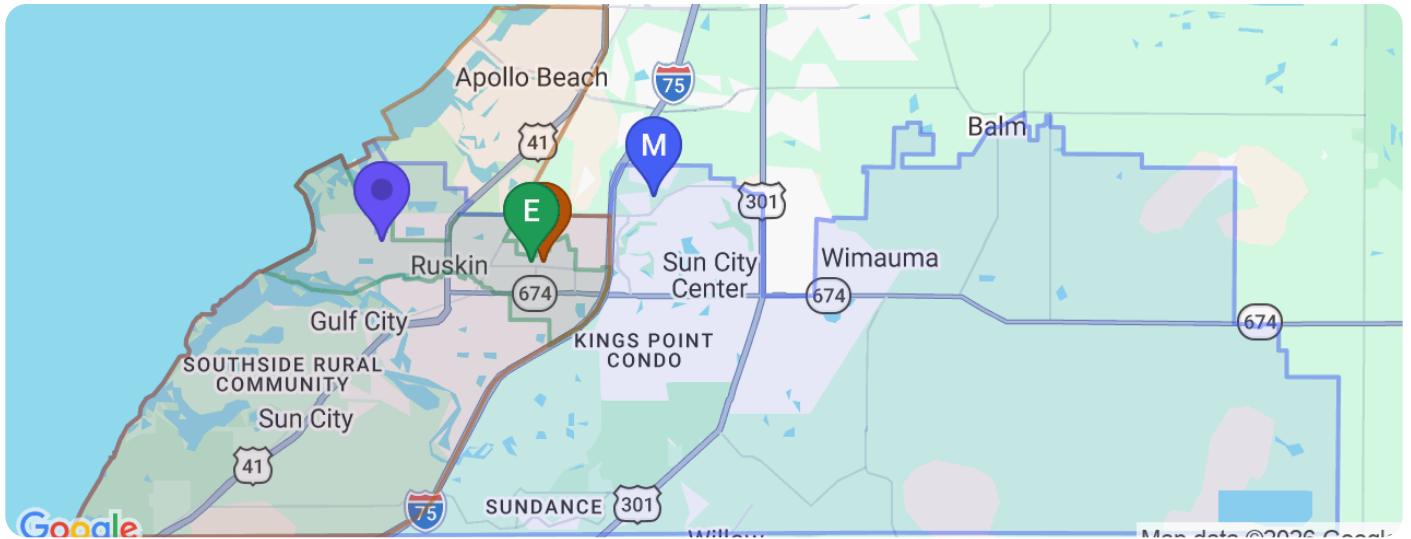
## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Jan 9, 2025  | Resale | Warranty Deed | \$320,000 | \$178  | \$320K |
| May 30, 2019 | Resale | Warranty Deed | \$190,000 | \$106  | \$181K |
| May 11, 2012 | Resale | Warranty Deed | \$90,000  | \$50   |        |
| Apr 14, 2006 | Resale | Warranty Deed | \$222,000 | \$124  | \$178K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Thompson Elementary School  | Elementary | PK–5   | 2.9 mi   |
| Earl J. Lennard High School | High       | 9–12   | 3.1 mi   |
| Beth Shields Middle School  | Middle     | 6–8    | 5.3 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 | Owner occupied |
|-----------|----------------|