

Single Family Residence **RESIDENTIAL**

2606 RANKIN PL

VALRICO, FL 33596

\$368,742 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,828 ft²

LIVING AREA

0.22 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$369K

\$348K low

\$389K high

Est. Owner Equity

\$243,742

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$3,102 (2025)
Assessed Value	\$168,521
Previous Assessed	\$163,772
Assessor Market Value	\$284,867

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.22
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 690 ft²

CLIMATE RISK

1
FLOOD

15
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 16, 2011	Quitclaim	Quit Claim Transfer	\$65,000	\$36	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckhorn Elementary School	Elementary	PK–5	0.5 mi
Mulrennan Middle School	Middle	6–8	0.7 mi
Durant High School	High	9–12	4.4 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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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