

Single Family Residence **RESIDENTIAL**

2602 RANKIN PL

VALRICO, FL 33596

\$417,713 TopHap Estimate · \$201 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,082 ft²

LIVING AREA

0.23 ac

LOT SIZE

1993

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$418K

\$387K low

\$448K high

Last Sale

\$415,000 · Aug 23, 2024

Est. Owner Equity

\$417,713

TAX & ASSESSMENT

Property Tax	\$5,768 (2025)
Assessed Value	\$316,752
Previous Assessed	\$119,477
Assessor Market Value	\$316,752

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 140 ft²

Patio · 140 ft²

Porch · 66 ft²

CLIMATE RISK

1
FLOOD

16
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 20, 2024	Resale	Warranty Deed	\$415,000	\$199	\$407K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckhorn Elementary School	Elementary	PK–5	0.4 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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