

Single Family Residence

RESIDENTIAL

2508 RIVER BRIAR BLVD

RUSKIN, FL 33570

\$398,200

TopHap Estimate · \$114 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,490 ft²

LIVING AREA

0.14 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$398K

\$378K low

\$419K high

Last Sale

\$295,000 · Aug 4, 2020

Est. Owner Equity

\$322,310

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$10,259 (2025)
Assessed Value	\$367,716
Previous Assessed	\$368,007
Assessor Market Value	\$367,716

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 480 ft²

Porch · 146 ft²

CLIMATE RISK

10
FLOOD

35
WILDFIRE

97
HEAT

75
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 9, 2020	Resale	Warranty Deed	\$295,000	\$85	\$290K
Aug 28, 2017	Resale	Special Warranty Deed	\$249,900	\$72	\$200K
Jan 25, 2017	Non-arms-length	Trustees Deed	\$186,100	\$53	
Oct 20, 2016	Quitclaim	Quit Claim Transfer			
Jul 25, 2016	Foreclosure sale	Trustees Deed	\$4,200	\$1	
Jul 16, 2007	Resale	Corporation Deed	\$280,000	\$80	\$205K
Jul 14, 2006	Resale	Warranty Deed	\$816,000	\$234	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.6 mi
Earl J. Lennard High School	High	9–12	2.7 mi
Beth Shields Middle School	Middle	6–8	5.0 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	Owner occupied
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