

Residential - Vacant Land **RESIDENTIAL**

1406 RIVER DR SW
RUSKIN, FL 33570



0.19 ac
LOT SIZE

VALUATION

Last Sale **\$275,000 · Dec 5, 2022**

TAX & ASSESSMENT

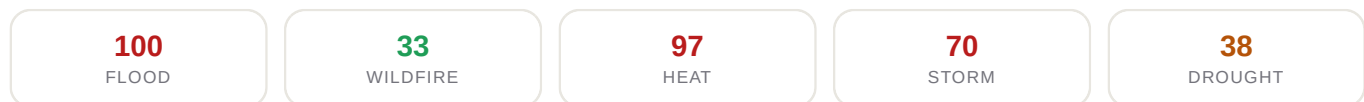
Property Tax	\$2,541 (2025)
Assessed Value	\$144,947
Previous Assessed	\$134,640
Assessor Market Value	\$144,947

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	0.19
Heating	None
Pool	No
View	Yes - Type Unknown

Boat access

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 2, 2022	Resale	Warranty Deed	\$275,000		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.2 mi
Earl J. Lennard High School	High	9–12	3.0 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

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

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------