

Residential - Vacant Land **RESIDENTIAL**

**LOST RIVER TRL**  
RUSKIN, FL 33570



**1.89 ac**  
LOT SIZE

**VALUATION**

Last Sale **\$320,000 · Jan 30, 2026**

**TAX & ASSESSMENT**

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$3,076 (2025)</b> |
| Assessed Value        | <b>\$291,385</b>      |
| Previous Assessed     | <b>\$291,385</b>      |
| Assessor Market Value | <b>\$291,385</b>      |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Hillsborough              |
| Lot (acres)   | 1.89                      |
| Heating       | None                      |

## CLIMATE RISK

|                     |                       |                   |                    |                      |
|---------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>100</b><br>FLOOD | <b>35</b><br>WILDFIRE | <b>97</b><br>HEAT | <b>67</b><br>STORM | <b>38</b><br>DROUGHT |
|---------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE     | \$/FT <sup>2</sup> | LOAN |
|--------------|-----------|-----------------------|-----------|--------------------|------|
| Jan 30, 2026 | Resale    | Special Warranty Deed | \$320,000 |                    |      |
| Dec 4, 2015  | Quitclaim | Quit Claim Transfer   |           |                    |      |
| Aug 20, 2012 | Resale    | Warranty Deed         | \$78,500  |                    |      |
| Apr 18, 2006 | Resale    | Warranty Deed         | \$125,000 |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruskin Elementary School    | Elementary | PK–5   | 3.4 mi   |
| Earl J. Lennard High School | High       | 9–12   | 5.3 mi   |
| Beth Shields Middle School  | Middle     | 6–8    | 7.7 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-<br>COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|