

Single Family Residence **RESIDENTIAL**

2001 LOST RIVER TRL

RUSKIN, FL 33570

\$863,886 TopHap Estimate · \$329 / ft² · confidence 90 · as of Jul 14, 2026

3
BEDS

3
BATHS

2,628 ft²
LIVING AREA

1.32 ac
LOT SIZE

2021
YEAR BUILT

1
STORIES

VALUATION

\$864K

\$777K low

\$951K high

Est. Owner Equity

\$863,886

TAX & ASSESSMENT

Property Tax	\$8,542 (2025)
Assessed Value	\$479,555
Previous Assessed	\$466,040
Assessor Market Value	\$648,150

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.32
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

CLIMATE RISK

100 FLOOD	36 WILDFIRE	97 HEAT	67 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 14, 2025	Financing	Deed			
Apr 30, 2020	Resale	Warranty Deed	\$115,000	\$44	
May 22, 2009	Financing	Trustees Deed			\$500K
May 29, 2009	Financing	Trustees Deed			\$250K

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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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