

Single Family Residence

RESIDENTIAL

2105 LOST RIVER TRL

RUSKIN, FL 33570

\$1,047,897 TopHap Estimate · \$325 / ft² · confidence 84 · as of Jun 23, 2026

4

BEDS

4

BATHS

3,225 ft²

LIVING AREA

1.64 ac

LOT SIZE

2023

YEAR BUILT

1

STORIES

VALUATION

\$1M

\$880K low

\$1.2M high

Last Sale

\$325,000 · Aug 8, 2022

Est. Owner Equity

\$334,897

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$12,455 (2025)

Assessed Value

\$688,981

Previous Assessed

\$669,564

Assessor Market Value

\$776,361

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.64
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

100 FLOOD	35 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
Aug 5, 2022	Resale	Warranty Deed	\$325,000	\$101	\$249K
Jun 11, 2020	Resale	Warranty Deed	\$127,500	\$40	\$89K
May 12, 2016	Resale	Grant Deed	\$62,000	\$19	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	3.2 mi
Earl J. Lennard High School	High	9–12	5.1 mi
Beth Shields Middle School	Middle	6–8	7.6 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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