

Residential - Vacant Land

RESIDENTIAL

2163 LOST RIVER TRL

RUSKIN, FL 33570

\$336,768 TopHap Estimate · confidence 85 · as of Jun 23, 2026

1.69 ac

LOT SIZE

VALUATION

\$337K

\$286K low

\$387K high

Last Sale

\$305,000 · Aug 14, 2023

Est. Owner Equity

\$0

Loan-to-Value

267%

TAX & ASSESSMENT

Property Tax

\$4,512 (2025)

Assessed Value

\$242,462

Previous Assessed

\$242,462

Assessor Market Value

\$242,462

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	1.69
Heating	None
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
Jan 31, 2018	Resale	Warranty Deed	\$115,000		
May 8, 2006	Resale	Warranty Deed	\$120,000		\$96K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	3.3 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	Absentee owner
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