

Single Family Residence

RESIDENTIAL

2217 LOST RIVER TRL

RUSKIN, FL 33570

\$846,160 TopHap Estimate · \$330 / ft² · confidence 90 · as of Jul 14, 2026

3

BEDS

4

BATHS

2,568 ft²

LIVING AREA

2.19 ac

LOT SIZE

2021

YEAR BUILT

1

STORIES

VALUATION

\$846K

\$761K low

\$931K high

Last Sale

\$130,000 · Aug 16, 2019

Est. Owner Equity

\$546,160

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$10,900 (2025)

Assessed Value

\$603,787

Previous Assessed

\$586,771

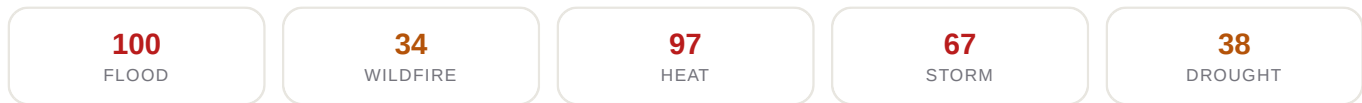
Assessor Market Value

\$743,575

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	2.19
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK



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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	3.3 mi
Earl J. Lennard High School	High	9–12	5.2 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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