

Single Family Residence **RESIDENTIAL**

2605 RANKIN PL

VALRICO, FL 33596

\$410,255 TopHap Estimate · \$196 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,097 ft²

LIVING AREA

0.21 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$410K

\$383K low

\$437K high

Last Sale

\$240,000 · Sep 26, 2020

Est. Owner Equity

\$174,602

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$5,136 (2025)
Assessed Value	\$279,976
Previous Assessed	\$277,875
Assessor Market Value	\$310,278

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.21
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 140 ft²

Porch · 394 ft²

CLIMATE RISK

1 FLOOD	16 WILDFIRE	98 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 18, 2020	Resale	Warranty Deed	\$240,000	\$114	\$236K
Apr 3, 2008	Quitclaim	Quit Claim Transfer			
May 5, 2005	Resale	Warranty Deed	\$222,000	\$106	\$178K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Buckhorn Elementary School	Elementary	PK–5	0.5 mi
Mulrennan Middle School	Middle	6–8	0.7 mi

Durant High School	High	9–12	4.4 mi
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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 33596

25 CRIME INDEX	260 AIR POLLUTION	31,287 POPULATION	\$111K 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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