

Single Family Residence **RESIDENTIAL**

2610 RIVER BEND DR

RUSKIN, FL 33570

\$517,504 TopHap Estimate · \$296 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,748 ft²

LIVING AREA

0.38 ac

LOT SIZE

2005

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$518K

\$487K low

\$548K high

Last Sale

\$70,000 · Apr 25, 2005

Est. Owner Equity

\$327,504

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,855 (2025)
Assessed Value	\$166,784
Previous Assessed	\$162,084
Assessor Market Value	\$386,332

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.38
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Yes - Type Unknown

Patio · 378 ft²

Porch · 770 ft²

Boat access

CLIMATE RISK

100
FLOOD

41
WILDFIRE

97
HEAT

75
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 28, 2004	Financing	Trustees Deed			\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.2 mi
Earl J. Lennard High School	High	9–12	3.3 mi

Beth Shields Middle School

Middle

6–8

5.6 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

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Owner occupied