

Single Family Residence **RESIDENTIAL**

## 2604 RANKIN PL

VALRICO, FL 33596

**\$340,551** TopHap Estimate · \$212 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,608 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**1993**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$341K**

\$324K low

\$357K high

Last Sale

**\$169,900 · Sep 17, 2004**

Est. Owner Equity

**\$124,651**

Loan-to-Value

**59%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$788 (2025) |
| Assessed Value        | \$17,573     |
| Previous Assessed     | \$17,078     |
| Assessor Market Value | \$64,845     |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.20                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Patio · 322 ft²

Porch · 648 ft²

## CLIMATE RISK

1

FLOOD

16

WILDFIRE

98

HEAT

75

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 27, 2004 | Resale | Warranty Deed | \$169,900 | \$106  | \$136K |

## 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   |

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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>25</div> <div>CRIME INDEX</div> | <div>260</div> <div>AIR POLLUTION</div> | <div>31,287</div> <div>POPULATION</div> | <div>\$111K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|