

Single Family Residence

**RESIDENTIAL**

# 141 CASCADE BEND DR

RUSKIN, FL 33570

**\$294,662** TopHap Estimate · \$194 / ft<sup>2</sup> · confidence 90 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,519 ft<sup>2</sup>**

LIVING AREA

**0.12 ac**

LOT SIZE

**2017**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$295K**

\$265K low

\$324K high

Last Sale

**\$315,000 · May 9, 2024**

Est. Owner Equity

**\$0**

Loan-to-Value

**104%**

## TAX &amp; ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,817 (2025) |
| Assessed Value        | \$230,553      |
| Previous Assessed     | \$212,665      |
| Assessor Market Value | \$230,553      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.13                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 60 ft²

## CLIMATE RISK

10  
FLOOD31  
WILDFIRE97  
HEAT70  
STORM38  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| May 8, 2024  | Resale | Warranty Deed | \$315,000 | \$207  | \$309K |
| Aug 17, 2021 | Resale | Warranty Deed | \$260,000 | \$171  | \$232K |
| Aug 1, 2017  | Resale | Grant Deed    | \$175,000 | \$115  | \$165K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Ruskin Elementary School    | Elementary | PK–5   | 1.4 mi   |
| Earl J. Lennard High School | High       | 9–12   | 3.0 mi   |
| Beth Shields Middle School  | Middle     | 6–8    | 5.5 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>178</b><br>AIR POLLUTION | <b>37,027</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|