

Residential - Vacant Land

RESIDENTIAL

2506 RIVER BEND DR
RUSKIN, FL 33570



0.38 ac
LOT SIZE

VALUATION

Last Sale \$35,000 · Feb 24, 2009

TAX & ASSESSMENT

Property Tax	\$1,289 (2025)
Assessed Value	\$77,234
Previous Assessed	\$79,462
Assessor Market Value	\$77,234

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	0.38
Heating	None
Pool	No
View	Yes - Type Unknown

CLIMATE RISK

100 FLOOD	40 WILDFIRE	97 HEAT	75 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 16, 2016	Quitclaim	Quit Claim Transfer			
May 11, 2009	Quitclaim	Quit Claim Transfer			
Feb 11, 2009	Resale	Warranty Deed	\$35,000		
Mar 15, 2007	Quitclaim	Quit Claim Transfer			
May 31, 2005	Resale	Warranty Deed	\$313,500		

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.9 mi
Earl J. Lennard High School	High	9–12	3.1 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

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	Absentee owner
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