

Single Family Residence

RESIDENTIAL

2532 RIVER BEND DR

RUSKIN, FL 33570

\$451,552 TopHap Estimate · \$323 / ft² · confidence 97 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,400 ft²

LIVING AREA

0.3 ac

LOT SIZE

1984

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$452K

\$437K low

\$466K high

Last Sale

\$390,000 · Nov 22, 2019

Est. Owner Equity

\$89,552

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,768 (2025)
Assessed Value	\$215,506
Previous Assessed	\$209,432
Assessor Market Value	\$406,994

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Carport (Unspecified)
Pool	No
View	Yes - Type Unknown

Deck · 100 ft² Patio · 100 ft² Porch · 971 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
Nov 15, 2019	Resale	Warranty Deed	\$390,000	\$279	\$351K
Jan 13, 2017	Resale	Warranty Deed	\$320,000	\$229	\$256K
Aug 12, 2004	Resale	Warranty Deed	\$288,500	\$206	\$187K
Oct 18, 2003	Resale	Grant Deed	\$222,000	\$159	\$111K
Jun 28, 1996	Resale	Grant Deed	\$97,000	\$69	\$77K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.1 mi
Earl J. Lennard High School	High	9–12	3.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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