

Mobile Home

RESIDENTIAL

2625 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,941 ft²

LIVING AREA

1.9 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

9

PARKING

VALUATION

Last Sale

\$140,000 · Mar 29, 2005

TAX & ASSESSMENT

Property Tax	\$2,108 (2025)
Assessed Value	\$132,730
Previous Assessed	\$128,989
Assessor Market Value	\$219,112

PROPERTY FACTS

Property Type	Mobile Home
County	Hillsborough
Lot (acres)	1.90
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	No

Deck · 160 ft²

Patio · 320 ft²

Porch · 630 ft²

Boat access

CLIMATE RISK

100 FLOOD	41 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
Mar 21, 2005	Resale	Warranty Deed	\$140,000	\$72	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.3 mi
Earl J. Lennard High School	High	9–12	3.5 mi
Beth Shields Middle School	Middle	6–8	5.8 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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