

Mobile Home

RESIDENTIAL

2518 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,176 ft²

LIVING AREA

0.31 ac

LOT SIZE

1972

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

Last Sale

\$100,000 · Dec 6, 2013

TAX & ASSESSMENT

Property Tax	\$1,444 (2025)
Assessed Value	\$91,380
Previous Assessed	\$88,805
Assessor Market Value	\$174,078

PROPERTY FACTS

Property Type	Mobile Home
County	Hillsborough
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	Yes

Pool house

Porch · 60 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 9, 2023	Financing	Intrafamily Transfer			
Mar 22, 2017	Quitclaim	Quit Claim Transfer			
Nov 27, 2013	Resale	Warranty Deed	\$100,000	\$85	\$80K
Jul 22, 2003	Resale	Grant Deed	\$140,000	\$119	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.0 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	Owner occupied
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