

Residential - Vacant Land

RESIDENTIAL

2519 RIVER BEND DR

RUSKIN, FL 33570



2

BEDS

2

BATHS

1,428 ft²

LIVING AREA

0.45 ac

LOT SIZE

1985

YEAR BUILT

1

STORIES

TAX & ASSESSMENT

Property Tax	\$2,049 (2025)
Assessed Value	\$104,472
Previous Assessed	\$146,806
Assessor Market Value	\$104,472

PROPERTY FACTS

Property Type	Residential - Vacant Land
County	Hillsborough
Lot (acres)	0.45

Construction	Wood Frame
Heating	Forced Air
Cooling	Central
Pool	No

Patio · 444 ft²

Porch · 316 ft²

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
Feb 10, 2021	Financing	Intrafamily Transfer			
Feb 10, 2021	Financing	Intrafamily Transfer			
Jul 29, 2005	Recorded document	Warranty Deed			
Apr 1, 2005	Resale	Grant Deed	\$65,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.0 mi
Earl J. Lennard High School	High	9–12	3.2 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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