

Single Family Residence

RESIDENTIAL

2536 RIVER BEND DR

RUSKIN, FL 33570

\$440,234 TopHap Estimate · \$289 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,524 ft²

LIVING AREA

0.28 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$440K

\$421K low

\$459K high

Last Sale

\$213,500 · May 2, 2002

Est. Owner Equity

\$158,734

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$2,438 (2025)
Assessed Value	\$146,441
Previous Assessed	\$142,314
Assessor Market Value	\$315,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.28
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
View	Yes - Type Unknown

Deck · 256 ft² Patio · 256 ft² Porch · 312 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
Oct 22, 2007	Quitclaim	Quit Claim Transfer			
May 2, 2002	Resale	Grant Deed	\$213,500	\$140	\$171K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	2.1 mi
Earl J. Lennard High School	High	9–12	3.3 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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