

Single Family Residence

RESIDENTIAL

2630 RIVER BEND DR

RUSKIN, FL 33570

\$471,096 TopHap Estimate · \$310 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,518 ft²

LIVING AREA

0.4 ac

LOT SIZE

1981

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$471K

\$443K low

\$499K high

Last Sale

\$114,000 · Dec 26, 2002

Est. Owner Equity

\$254,496

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$2,656 (2025)
Assessed Value	\$158,367
Previous Assessed	\$153,904
Assessor Market Value	\$328,891

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Yes - Type Unknown

Pool house

Porch · 388 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
Aug 7, 2025	Financing	Intrafamily Transfer			
Dec 26, 2002	Resale	Grant Deed	\$114,000	\$75	\$182K

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
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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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