

Mobile Home

RESIDENTIAL

2503 RIVER BEND DR

RUSKIN, FL 33570



3

BEDS

2

BATHS

1,701 ft²

LIVING AREA

0.58 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

Last Sale

\$89,100 · Sep 16, 2015

TAX & ASSESSMENT

Property Tax	\$2,008 (2025)
Assessed Value	\$122,276
Previous Assessed	\$118,830
Assessor Market Value	\$240,802

PROPERTY FACTS

Property Type	Mobile Home
County	Hillsborough
Lot (acres)	0.58
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Deck · 112 ft²

Patio · 112 ft²

Porch · 440 ft²

CLIMATE RISK

100 FLOOD	40 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
Aug 2, 2021	Financing	Intrafamily Transfer			
Sep 10, 2015	Resale	Grant Deed	\$89,100	\$52	\$91K
Jul 17, 2014	Recorded document	Grant Deed			
Jul 16, 2014	Foreclosure sale	Trustees Deed	\$63,400	\$37	
Oct 17, 2005	Resale	Warranty Deed	\$168,000	\$99	\$167K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.9 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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