

Single Family Residence **RESIDENTIAL**

# 1305 RIVER DR SW

RUSKIN, FL 33570

**\$191,354** TopHap Estimate · \$196 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2**

BEDS

**1**

BATHS

**977 ft<sup>2</sup>**

LIVING AREA

**0.22 ac**

LOT SIZE

**1956**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$191K**

\$180K low

\$203K high

Last Sale

**\$65,000 · Feb 24, 2012**

Est. Owner Equity

**\$191,354**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,887 (2024) |
| Assessed Value        | \$141,334      |
| Previous Assessed     | \$142,759      |
| Assessor Market Value | \$141,334      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Mansion                 |
| County        | HILLSBOROUGH            |
| Lot (acres)   | 0.22                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Carport (Unspecified)   |
| Pool          | No                      |
| View          | Waterfront              |

Porch · 162 ft²

Boat access

## CLIMATE RISK

**100**  
FLOOD

**30**  
WILDFIRE

**97**  
HEAT

**70**  
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 5, 2014  | Recorded document | Warranty Deed       |           |        |        |
| Feb 23, 2012 | Resale            | Warranty Deed       | \$65,000  | \$67   |        |
| Jun 25, 2007 | Resale            | Warranty Deed       | \$263,100 | \$269  |        |
| Jun 25, 2007 | Quitclaim         | Quit Claim Transfer |           |        | \$210K |
| Dec 14, 2005 | Resale            | Warranty Deed       | \$225,000 | \$230  | \$191K |
| Aug 16, 2004 | Resale            | Warranty Deed       | \$252,000 | \$258  |        |
| Feb 21, 2003 | Resale            | Grant Deed          | \$84,500  | \$86   | \$65K  |

|                     |                   |                     |           |       |       |
|---------------------|-------------------|---------------------|-----------|-------|-------|
| <b>Aug 17, 2002</b> | Quitclaim         | Quit Claim Transfer | \$40,000  | \$41  |       |
| <b>Mar 26, 2002</b> | Recorded document | Trustees Deed       |           |       |       |
| <b>Jan 8, 2001</b>  | Resale            | Grant Deed          | \$100,000 | \$102 | \$80K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| <b>Ruskin Elementary School</b>    | Elementary | PK–5   | 1.1 mi   |
| <b>Earl J. Lennard High School</b> | High       | 9–12   | 3.0 mi   |
| <b>Beth Shields Middle School</b>  | Middle     | 6–8    | 5.4 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>178</b><br>AIR POLLUTION | <b>37,027</b><br>POPULATION | <b>\$73K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|