

Single Family Residence **RESIDENTIAL**

2522 RIVER BEND DR

RUSKIN, FL 33570

\$487,885 TopHap Estimate · \$283 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,727 ft²
LIVING AREA

0.33 ac
LOT SIZE

2006
YEAR BUILT

2
STORIES

VALUATION

\$488K

\$460K low

\$516K high

Last Sale

\$58,000 · Dec 10, 1997

Est. Owner Equity

\$307,885

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$2,716 (2025)
Assessed Value	\$157,872
Previous Assessed	\$153,423
Assessor Market Value	\$333,146

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.33
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Pool	No

Patio · 828 ft²

Porch · 2,108 ft²

Boat access

CLIMATE RISK

100 FLOOD	41 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
Jul 14, 2025	Financing	Intrafamily Transfer			
Apr 8, 2004	Financing	Trustees Deed			\$180K
Dec 10, 1997	Resale	Grant Deed	\$58,000	\$34	

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	Owner occupied
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