

Single Family Residence

RESIDENTIAL

2509 RIVER BRIAR BLVD

RUSKIN, FL 33570

\$345,822 TopHap Estimate · \$132 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,617 ft²

LIVING AREA

0.13 ac

LOT SIZE

2007

YEAR BUILT

2

STORIES

Pre-foreclosure (NOS)

Auction scheduled for Feb 20, 2025.

VALUATION

\$346K

\$328K low

\$364K high

Last Sale	\$236,000 · Apr 28, 2026
Est. Owner Equity	\$118,322
Loan-to-Value	66%

TAX & ASSESSMENT

Property Tax	\$3,487 (2024)
Assessed Value	\$121,513
Previous Assessed	\$118,088
Assessor Market Value	\$293,667

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

CLIMATE RISK

1 FLOOD	36 WILDFIRE	97 HEAT	75 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 7, 2026	Resale	Special Warranty Deed	\$236,000	\$90	\$228K
Jul 21, 2025	Financing	Trustees Deed			
May 4, 2007	Resale	Corporation Deed	\$277,200	\$106	\$236K
Oct 12, 2006	Resale	Warranty Deed	\$816,000	\$312	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ruskin Elementary School	Elementary	PK–5	1.6 mi
Earl J. Lennard High School	High	9–12	2.7 mi
Beth Shields Middle School	Middle	6–8	5.0 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	Absentee owner
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