

Single Family Residence **RESIDENTIAL**

13014 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$757,257 TopHap Estimate · \$195 / ft² · confidence 85 · as of Jul 14, 2026



4

BEDS

5

BATHS

3,893 ft²

LIVING AREA

0.44 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$757K

\$643K low

\$871K high

Last Sale

\$362,000 · Apr 8, 2003

Est. Owner Equity

\$120,157

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$6,953 (2025)
Assessed Value	\$329,757
Previous Assessed	\$320,464
Assessor Market Value	\$579,236

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Deck · 238 ft²

Patio · 382 ft²

Porch · 919 ft²

CLIMATE RISK

84 FLOOD	32 WILDFIRE	98 HEAT	79 STORM	34 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
Jun 13, 2006	Quitclaim	Quit Claim Transfer			
Apr 8, 2003	Resale	Grant Deed	\$362,000	\$93	\$290K
Jul 15, 1999	Resale	Grant Deed	\$290,000	\$74	\$230K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 mi
Bloomington High School	High	9–12	3.0 mi

Burns Middle School	Middle	6–8	3.6 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 33569

65 CRIME INDEX	275 AIR POLLUTION	32,078 POPULATION	\$92K 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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