

Single Family Residence **RESIDENTIAL**

13012 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$646,390 TopHap Estimate · \$188 / ft² · confidence 88 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,434 ft²

LIVING AREA

0.5 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$646K

\$567K low

\$726K high

Last Sale

\$45,000 · Nov 12, 1996

Est. Owner Equity

\$338,794

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$6,978 (2025)
Assessed Value	\$328,600
Previous Assessed	\$319,339
Assessor Market Value	\$580,183

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Gazebo

Patio · 341 ft²

Porch · 504 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 30, 2020	Quitclaim	Quit Claim Transfer			
Jul 27, 2016	Quitclaim	Quit Claim Transfer			
Oct 16, 2004	Quitclaim	Quit Claim Transfer			
Nov 12, 1996	Resale	Grant Deed	\$45,000	\$13	\$235K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 mi
Bloomingtondale High School	High	9–12	3.0 mi
Burns Middle School	Middle	6–8	3.6 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 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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