

Single Family Residence **RESIDENTIAL**

13101 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$775,000 TopHap Estimate · \$227 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,411 ft²

LIVING AREA

1.09 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$775K

\$738K low

\$812K high

Last Sale

\$419,900 · Sep 12, 2013

Est. Owner Equity

\$495,000

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,749 (2025)
Assessed Value	\$371,492
Previous Assessed	\$361,022
Assessor Market Value	\$699,460

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 454 ft²

CLIMATE RISK

35 FLOOD	43 WILDFIRE	97 HEAT	82 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
Sep 9, 2013	Resale	Warranty Deed	\$419,900	\$123	
May 8, 2009	Resale	Warranty Deed	\$370,000	\$108	\$275K
Nov 2, 2004	Resale	Warranty Deed	\$90,000	\$26	\$72K
Nov 14, 2003	Resale	Grant Deed	\$55,000	\$16	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.0 mi
Dick Stowers Elementary School	Elementary	PK–5	1.0 mi
Newsome High School	High	9–12	3.7 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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