

Single Family Residence **RESIDENTIAL**

13013 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$683,853 TopHap Estimate · \$155 / ft² · confidence 92 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,417 ft²
LIVING AREA

0.55 ac
LOT SIZE

1995
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$684K

\$629K low

\$739K high

Est. Owner Equity

\$348,853

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$7,949 (2025)
Assessed Value	\$384,566
Previous Assessed	\$384,566
Assessor Market Value	\$672,517

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 1,094 ft²

CLIMATE RISK

1
FLOOD

33
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 30, 2024	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 mi
Bloomington High School	High	9–12	2.9 mi
Burns Middle School	Middle	6–8	3.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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