

Single Family Residence **RESIDENTIAL**

13003 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$824,160 TopHap Estimate · \$270 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,054 ft²
LIVING AREA

0.77 ac
LOT SIZE

2005

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$824K

\$766K low

\$882K high

Last Sale

\$390,000 · Mar 2, 2017

Est. Owner Equity

\$447,160

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$9,854 (2025)
Assessed Value	\$544,101
Previous Assessed	\$528,767
Assessor Market Value	\$725,316

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.77
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 384 ft² Patio · 384 ft² Porch · 228 ft² Boat access

CLIMATE RISK

69
FLOOD

44
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 17, 2017	Resale	Warranty Deed	\$390,000	\$128	\$351K
Feb 21, 2012	Resale	Warranty Deed	\$260,000	\$85	\$253K
Mar 28, 2008	Quitclaim	Quit Claim Transfer			
May 5, 2004	Financing	Trustees Deed			\$329K
Apr 20, 2001	Resale	Grant Deed	\$53,500	\$18	\$41K

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	3.9 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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