

Single Family Residence **RESIDENTIAL**

13004 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$397,989 TopHap Estimate · \$153 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

2,607 ft²
LIVING AREA

1.32 ac
LOT SIZE

1983
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$398K

\$373K low

\$423K high

Last Sale

\$300,000 · Dec 4, 2019

Est. Owner Equity

\$122,289

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$3,860 (2025)
Assessed Value	\$215,671
Previous Assessed	\$209,593
Assessor Market Value	\$458,124

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.31
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 200 ft²

Porch · 553 ft²

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2021	Financing	Intrafamily Transfer			
Nov 26, 2019	Resale	Warranty Deed	\$300,000	\$115	\$270K
Oct 30, 2014	Resale	Warranty Deed	\$228,000	\$87	\$204K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.9 mi
Dick Stowers Elementary School	Elementary	PK–5	1.0 mi

Newsome High School	High	9–12	3.9 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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