

Single Family Residence **RESIDENTIAL**

13001 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$860,665 TopHap Estimate · \$240 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,587 ft²

LIVING AREA

0.67 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$861K

\$821K low

\$901K high

Last Sale

\$575,000 · Nov 30, 2005

Est. Owner Equity

\$710,665

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$6,168 (2025)
Assessed Value	\$342,136
Previous Assessed	\$332,494
Assessor Market Value	\$665,522

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.68
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 578 ft²

Boat access

CLIMATE RISK

56 FLOOD	44 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
Nov 30, 2005	Resale	Warranty Deed	\$575,000	\$160	
May 7, 2003	Quitclaim	Quit Claim Transfer			\$149K
Oct 22, 1999	Financing	Grant Deed			\$240K
May 12, 1999	Resale	Grant Deed	\$23,000	\$6	

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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