

Single Family Residence **RESIDENTIAL**

13007 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$826,600 TopHap Estimate · \$242 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

3,412 ft²

LIVING AREA

0.91 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

5

PARKING

VALUATION

\$827K

\$773K low

\$880K high

Last Sale

\$160,000 · Jun 3, 1996

Est. Owner Equity

\$731,600

Loan-to-Value

12%

TAX & ASSESSMENT

Property Tax	\$6,917 (2025)
Assessed Value	\$380,037
Previous Assessed	\$369,327
Assessor Market Value	\$759,402

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 364 ft²

Porch · 688 ft²

Boat access

CLIMATE RISK

62 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
Jun 3, 1996	Resale	Grant Deed	\$160,000	\$47	\$128K

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	3.8 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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