

Single Family Residence **RESIDENTIAL**

13016 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$595,522 TopHap Estimate · \$154 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,873 ft²

LIVING AREA

3.03 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$596K

\$556K low

\$635K high

Last Sale

\$61,300 · Jul 25, 1995

Est. Owner Equity

\$395,522

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$7,004 (2025)
Assessed Value	\$389,285
Previous Assessed	\$378,314
Assessor Market Value	\$825,690

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	3.03
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 1,201 ft²

Porch · 1,053 ft²

CLIMATE RISK

35 FLOOD	40 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.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.8 mi
Dick Stowers Elementary School	Elementary	PK–5	0.8 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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