

Single Family Residence **RESIDENTIAL**

13030 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$872,721 TopHap Estimate · \$187 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

3
BATHS

4,658 ft²
LIVING AREA

6.4 ac
LOT SIZE

2022
YEAR BUILT

2
STORIES

VALUATION

\$873K

\$774K low

\$971K high

Est. Owner Equity

\$622,721

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax	\$16,976 (2025)
Assessed Value	\$943,906
Previous Assessed	\$917,891
Assessor Market Value	\$1,288,920

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	6.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Garage	Mixed
Pool	Yes

Stable Porch · 240 ft²

CLIMATE RISK

40
FLOOD

41
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
Apr 13, 2021	Quitclaim	Quit Claim Transfer			
Apr 13, 2021	Quitclaim	Quit Claim Transfer			
Dec 1, 2015	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.8 mi
Dick Stowers Elementary School	Elementary	PK–5	0.9 mi

Newsome High School	High	9–12	3.7 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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