

Single Family Residence **RESIDENTIAL**

13034 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$394,200 TopHap Estimate · \$161 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,448 ft²

LIVING AREA

1 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$394K

\$384K low

\$405K high

Last Sale

\$35,000 · Mar 11, 1999

Est. Owner Equity

\$144,200

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,255 (2025)
Assessed Value	\$203,671
Previous Assessed	\$197,931
Assessor Market Value	\$388,537

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 241 ft²

CLIMATE RISK

35
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
Dec 11, 2023	Financing	Intrafamily Transfer			
Jun 24, 1999	Financing	Grant Deed			\$150K
Mar 11, 1999	Resale	Grant Deed	\$35,000	\$14	
Sep 16, 1998	Resale	Grant Deed	\$120,000	\$49	\$92K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.9 mi
Dick Stowers Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.7 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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