

Single Family Residence **RESIDENTIAL**

13105 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$583,074 TopHap Estimate · \$294 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,980 ft²

LIVING AREA

0.95 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$583K

\$523K low

\$643K high

Est. Owner Equity

\$408,074

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,557 (2025)
Assessed Value	\$199,097
Previous Assessed	\$193,486
Assessor Market Value	\$403,466

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.95
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Gazebo

Porch · 372 ft²

CLIMATE RISK

35

FLOOD

43

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
Aug 16, 2011	Quitclaim	Quit Claim Transfer			
Jun 25, 2010	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.0 mi
Dick Stowers Elementary School	Elementary	PK–5	1.1 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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