

Single Family Residence **RESIDENTIAL**

13020 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$621,340 TopHap Estimate · \$199 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,117 ft²

LIVING AREA

2.01 ac

LOT SIZE

1997

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$621K

\$590K low

\$653K high

Last Sale

\$599,900 · Jul 18, 2019

Est. Owner Equity

\$0

Loan-to-Value

129%

TAX & ASSESSMENT

Property Tax	\$9,960 (2025)
Assessed Value	\$552,287
Previous Assessed	\$536,722
Assessor Market Value	\$757,998

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	2.01
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Porch · 525 ft²

CLIMATE RISK

35
FLOOD

42
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
Jul 2, 2019	Resale	Warranty Deed	\$599,900	\$192	\$579K
May 23, 2015	Quitclaim	Quit Claim Transfer			
Oct 1, 2007	Resale	Grant Deed	\$375,000	\$120	\$100K
Jul 20, 2007	Foreclosure sale	Trustees Deed			
Feb 22, 2005	Quitclaim	Quit Claim Transfer			
Jul 30, 2004	Resale	Warranty Deed	\$380,000	\$122	\$342K
Aug 19, 1998	Resale	Grant Deed	\$339,900	\$109	\$272K

May 19, 1997 Financing Grant Deed \$204K

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	3.8 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