

Single Family Residence **RESIDENTIAL**

13306 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$760,886 TopHap Estimate · \$175 / ft² · confidence 84 · as of Jul 14, 2026

4
BEDS

4
BATHS

4,354 ft²
LIVING AREA

0.96 ac
LOT SIZE

2004
YEAR BUILT

3
STORIES

3
PARKING

VALUATION

\$761K

\$642K low

\$880K high

Last Sale

\$73,500 · Feb 6, 2002

Est. Owner Equity

\$69,886

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax

\$8,529 (2025)

Assessed Value

\$416,102

Previous Assessed

\$404,375

Assessor Market Value

\$773,609

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.96
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 632 ft²

Porch · 690 ft²

CLIMATE RISK

100 FLOOD	36 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 6, 2002	Resale	Grant Deed	\$73,500	\$17	\$59K
Jul 18, 2000	Resale	Grant Deed	\$48,900	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.3 mi
Bloomington High School	High	9–12	2.8 mi
Burns Middle School	Middle	6–8	3.5 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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