

Single Family Residence **RESIDENTIAL**

13310 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$864,977 TopHap Estimate · \$182 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

4
BATHS

4,755 ft²
LIVING AREA

1.94 ac
LOT SIZE

2004
YEAR BUILT

3
STORIES

3
PARKING

VALUATION

\$865K

\$746K low

\$984K high

Last Sale

\$865,000 · Feb 13, 2026

Est. Owner Equity

\$129,727

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax	\$15,636 (2025)
Assessed Value	\$805,475
Previous Assessed	\$805,475
Assessor Market Value	\$822,489

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.94
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Patio · 800 ft²

Porch · 1,226 ft²

CLIMATE RISK

100
FLOOD

36
WILDFIRE

98
HEAT

79
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
Feb 5, 2026	Resale	Warranty Deed	\$865,000	\$182	\$735K
Jan 5, 2021	Resale	Warranty Deed	\$589,900	\$124	\$570K
Apr 29, 2003	Financing	Trustees Deed			\$380K
Dec 16, 2002	Resale	Grant Deed	\$60,000	\$13	\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.3 mi
Bloomingtondale 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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