

Single Family Residence **RESIDENTIAL**

13312 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$766,129 TopHap Estimate · \$202 / ft² · confidence 75 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,793 ft²
LIVING AREA

0.44 ac
LOT SIZE

1990
YEAR BUILT

3
STORIES

3
PARKING

VALUATION

\$766K

\$576K low

\$956K high

Last Sale

\$400,000 · Aug 21, 2003

Est. Owner Equity

\$466,129

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,023 (2025)
Assessed Value	\$388,370
Previous Assessed	\$377,425
Assessor Market Value	\$691,413

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.43
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 252 ft²

Porch · 1,138 ft²

CLIMATE RISK

100
FLOOD

34
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
Aug 21, 2003	Resale	Grant Deed	\$400,000	\$105	\$300K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.3 mi
Bloomington High School	High	9–12	2.9 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------