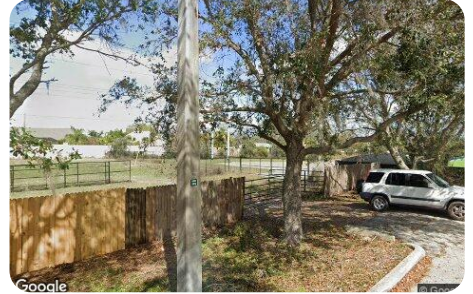


Single Family Residence **RESIDENTIAL**

13303 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$711,036 TopHap Estimate · \$229 / ft² · confidence 73 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,104 ft²

LIVING AREA

0.49 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$711K

\$518K low

\$904K high

Last Sale

\$255,400 · Dec 10, 1999

Est. Owner Equity

\$82,986

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$6,684 (2025)
Assessed Value	\$316,271
Previous Assessed	\$307,358
Assessor Market Value	\$554,013

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.49
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 536 ft²

Porch · 318 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 31, 1999	Resale	Grant Deed	\$255,400	\$82	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.4 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
-----------	-----------------------