

Single Family Residence **RESIDENTIAL**

13044 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$432,571 TopHap Estimate · \$173 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,503 ft²

LIVING AREA

1.89 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$433K

\$409K low

\$457K high

Last Sale

\$370,000 · May 20, 2004

Est. Owner Equity

\$432,571

TAX & ASSESSMENT

Property Tax	\$6,084 (2025)
Assessed Value	\$339,868
Previous Assessed	\$330,290
Assessor Market Value	\$601,246

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.89
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Deck · 529 ft²

Patio · 889 ft²

Porch · 864 ft²

CLIMATE RISK

1
FLOOD

41
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.8 mi
Dick Stowers Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.7 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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