

Single Family Residence **RESIDENTIAL**

13104 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$775,222 TopHap Estimate · \$188 / ft² · confidence 85 · as of Jul 14, 2026

5
BEDS

3.5
BATHS

4,130 ft²
LIVING AREA

1.49 ac
LOT SIZE

1988
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$775K

\$656K low

\$895K high

Last Sale

\$775,000 · Dec 8, 2025

Est. Owner Equity

\$675,222

Loan-to-Value

13%

TAX & ASSESSMENT

Property Tax

\$8,093 (2025)

Assessed Value

\$392,205

Previous Assessed

\$381,152

Assessor Market Value

\$706,874

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	1.49
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)
View	Waterfront

Porch · 500 ft²

CLIMATE RISK

100 FLOOD	35 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
Dec 1, 2025	Resale	Warranty Deed	\$775,000	\$188	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 mi
Bloomington High School	High	9–12	2.8 mi
Burns Middle School	Middle	6–8	3.3 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	Absentee owner
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