

Single Family Residence **RESIDENTIAL**

13205 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$601,380 TopHap Estimate · \$205 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,940 ft²
LIVING AREA

0.62 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$601K

\$567K low

\$636K high

Last Sale

\$400,000 · Jun 2, 2021

Est. Owner Equity

\$131,380

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$8,361 (2025)

Assessed Value

\$404,406

Previous Assessed

\$393,009

Assessor Market Value

\$504,347

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.62
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 322 ft²

Porch · 325 ft²

CLIMATE RISK

1 FLOOD	37 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 26, 2021	Resale	Warranty Deed	\$400,000	\$136	\$320K
Mar 26, 1997	Resale	Grant Deed	\$223,200	\$76	\$201K
Jun 19, 1996	Resale	Grant Deed	\$40,000	\$14	\$163K

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
-----------	-----------------------