

Single Family Residence **RESIDENTIAL**

13016 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$808,746 TopHap Estimate · \$202 / ft² · confidence 85 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,004 ft²
LIVING AREA

0.7 ac
LOT SIZE

1989
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$809K

\$689K low

\$928K high

Last Sale

\$500,500 · Apr 14, 2016

Est. Owner Equity

\$408,346

Loan-to-Value

50%

TAX & ASSESSMENT

Property Tax	\$10,451 (2025)
Assessed Value	\$523,894
Previous Assessed	\$509,129
Assessor Market Value	\$697,901

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.70
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 140 ft²

Patio · 140 ft²

Porch · 267 ft²

CLIMATE RISK

85
FLOOD

32
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
Apr 14, 2016	Resale	Grant Deed	\$500,500	\$125	\$400K
Jul 30, 2015	Resale	Grant Deed	\$309,750	\$77	
Mar 10, 2015	Non-arms-length	Trustees Deed	\$274,900	\$69	
Jun 15, 2002	Resale	Grant Deed	\$365,000	\$91	\$292K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 mi
Bloomingtondale High School	High	9–12	3.0 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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