

Single Family Residence **RESIDENTIAL**

13018 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$690,910 TopHap Estimate · \$206 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,361 ft²

LIVING AREA

0.68 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$691K

\$620K low

\$762K high

Last Sale

\$420,000 · Jul 8, 2017

Est. Owner Equity

\$328,322

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$8,801 (2025)
Assessed Value	\$428,482
Previous Assessed	\$416,406
Assessor Market Value	\$570,910

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.68
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Deck · 452 ft²

Patio · 452 ft²

Porch · 591 ft²

CLIMATE RISK

99 FLOOD	33 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
Jun 30, 2017	Resale	Warranty Deed	\$420,000	\$125	\$378K
Jun 4, 2010	Financing	Mortgage			\$1.4M
Sep 30, 2004	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.6 mi
Bloomington High School	High	9–12	3.0 mi

Burns Middle School	Middle	6–8	3.5 mi
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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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