

Single Family Residence **RESIDENTIAL**

13022 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$956,377 TopHap Estimate · \$174 / ft² · confidence 89 · as of Jul 14, 2026

5
BEDS

5
BATHS

5,498 ft²
LIVING AREA

0.89 ac
LOT SIZE

1988
YEAR BUILT

3
STORIES

3
PARKING

VALUATION

\$956K

\$852K low

\$1.1M high

Last Sale

\$384,900 · May 13, 2011

Est. Owner Equity

\$266,277

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax

\$10,643 (2025)

Assessed Value

\$531,927

Previous Assessed

\$516,936

Assessor Market Value

\$868,329

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.89
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 2,205 ft²

Porch · 763 ft²

CLIMATE RISK

99 FLOOD	33 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
May 19, 2022	Financing	Intrafamily Transfer			
May 12, 2011	Resale	Corporation Deed	\$384,900	\$70	\$308K
May 12, 2011	Quitclaim	Quit Claim Transfer			
Nov 24, 2010	Recorded document	Trustees Deed			
Nov 24, 2010	Non-arms-length	Trustees Deed	\$259,000	\$47	
Jan 18, 2000	Resale	Grant Deed	\$360,000	\$65	\$160K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 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
-----------	----------------