

Single Family Residence **RESIDENTIAL**

13038 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$383,269 TopHap Estimate · \$163 / ft² · confidence 94 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,354 ft²
LIVING AREA

1.09 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$383K

\$362K low

\$404K high

Last Sale

\$100,000 · Mar 15, 2007

Est. Owner Equity

\$75,269

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$3,466 (2025)
Assessed Value	\$198,946
Previous Assessed	\$193,339
Assessor Market Value	\$385,279

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 110 ft²

Patio · 357 ft²

Porch · 290 ft²

CLIMATE RISK

1 FLOOD	41 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 12, 2019	Quitclaim	Quit Claim Transfer	\$132,611	\$56	
Feb 26, 2007	Non-arms-length	Warranty Deed	\$100,000	\$42	
Mar 11, 1999	Resale	Grant Deed	\$35,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.9 mi
Dick Stowers Elementary School	Elementary	PK–5	0.9 mi

Newsome High School	High	9–12	3.7 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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