

Single Family Residence **RESIDENTIAL**

13105 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$628,993 TopHap Estimate · \$167 / ft² · confidence 90 · as of Jul 14, 2026

4
BEDS

4
BATHS

3,773 ft²
LIVING AREA

0.37 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

3
PARKING

VALUATION

\$629K

\$569K low

\$689K high

Last Sale

\$473,000 · Jun 9, 2005

Est. Owner Equity

\$0

Loan-to-Value

127%

TAX & ASSESSMENT

Property Tax	\$6,111 (2025)
Assessed Value	\$283,642
Previous Assessed	\$275,648
Assessor Market Value	\$513,654

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 910 ft²

CLIMATE RISK

2 FLOOD	34 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2005	Resale	Warranty Deed	\$473,000	\$125	\$473K

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	3.4 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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