

Single Family Residence **RESIDENTIAL**

13004 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$590,543 TopHap Estimate · \$214 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,762 ft²

LIVING AREA

0.49 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$591K

\$531K low

\$651K high

Last Sale

\$610,000 · Jul 26, 2022

Est. Owner Equity

\$590,543

TAX & ASSESSMENT

Property Tax	\$1,743 (2025)
Assessed Value	\$503,508
Previous Assessed	\$504,919
Assessor Market Value	\$503,508

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.49
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 972 ft²

CLIMATE RISK

1 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
Jul 25, 2022	Resale	Warranty Deed	\$610,000	\$221	\$427K
Dec 31, 2018	Resale	Warranty Deed	\$369,900	\$134	\$351K
Jun 16, 2014	Resale	Warranty Deed	\$324,900	\$118	\$225K
Jul 30, 2010	Resale	Warranty Deed	\$254,000	\$92	\$251K
May 21, 2004	Resale	Grant Deed	\$258,000	\$93	\$206K
Feb 4, 2004	Recorded document	Trustees Deed			
Mar 4, 2003	Resale	Grant Deed	\$249,000	\$90	\$301K
May 13, 2002	Resale	Grant Deed	\$249,000	\$90	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.4 mi
Bloomingtondale 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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