

Single Family Residence

RESIDENTIAL

13008 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$649,940 TopHap Estimate · \$307 / ft² · confidence 90 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,118 ft²

LIVING AREA

2.02 ac

LOT SIZE

2017

YEAR BUILT

1

STORIES

8

PARKING

VALUATION

\$650K

\$582K low

\$718K high

Last Sale

\$650,000 · Jun 11, 2026

Est. Owner Equity

\$649,940

TAX & ASSESSMENT

Property Tax	\$5,299 (2025)
Assessed Value	\$299,383
Previous Assessed	\$290,946
Assessor Market Value	\$487,801

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	2.02
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Pool	No

Patio · 216 ft²

Porch · 116 ft²

CLIMATE RISK

35 FLOOD	43 WILDFIRE	97 HEAT	82 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 8, 2026	Resale	Warranty Deed	\$650,000	\$307	
Feb 15, 2019	Resale	Warranty Deed	\$460,000	\$217	\$414K
Aug 6, 2015	Quitclaim	Quit Claim Transfer			
Jun 7, 2016	Resale	Warranty Deed	\$135,000	\$64	
Feb 27, 2013	Resale	Warranty Deed	\$80,000	\$38	\$64K
Feb 2, 2004	Resale	Grant Deed	\$99,900	\$47	

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	3.8 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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