

Single Family Residence **RESIDENTIAL**

13009 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$604,686 TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,543 ft²

LIVING AREA

0.83 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$605K

\$573K low

\$636K high

Last Sale

\$288,000 · May 27, 2004

Est. Owner Equity

\$388,686

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$3,796 (2025)
Assessed Value	\$209,696
Previous Assessed	\$203,786
Assessor Market Value	\$481,203

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	0.83
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 288 ft²

Porch · 419 ft²

Boat access

CLIMATE RISK

85 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
May 27, 2004	Resale	Grant Deed	\$288,000	\$113	\$216K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.9 mi
Dick Stowers Elementary School	Elementary	PK–5	1.0 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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