

Single Family Residence **RESIDENTIAL**

13103 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$617,570 TopHap Estimate · \$189 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,262 ft²

LIVING AREA

1.16 ac

LOT SIZE

1977

YEAR BUILT

2

STORIES

VALUATION

\$618K

\$584K low

\$651K high

Last Sale

\$300,000 · Dec 2, 2004

Est. Owner Equity

\$617,570

TAX & ASSESSMENT

Property Tax	\$4,398 (2025)
Assessed Value	\$245,151
Previous Assessed	\$238,242
Assessor Market Value	\$452,514

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	1.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 1,844 ft²

CLIMATE RISK

35
FLOOD

43
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 2, 2004	Resale	Warranty Deed	\$300,000	\$92	
Oct 18, 2004	Non-arms-length	Warranty Deed	\$300,000	\$92	
Dec 26, 2002	Resale	Grant Deed	\$276,000	\$85	\$211K
Mar 10, 2000	Resale	Grant Deed	\$179,500	\$55	\$162K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.0 mi
Dick Stowers Elementary School	Elementary	PK–5	1.1 mi
Newsome High School	High	9–12	3.7 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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