

Single Family Residence **RESIDENTIAL**

13204 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$839,052 TopHap Estimate · \$158 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,305 ft²

LIVING AREA

0.54 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$839K

\$773K low

\$905K high

Last Sale

\$311,000 · Mar 5, 2004

Est. Owner Equity

\$639,052

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$8,453 (2025)
Assessed Value	\$409,442
Previous Assessed	\$397,903
Assessor Market Value	\$758,397

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.54
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 524 ft²

CLIMATE RISK

100
FLOOD

36
WILDFIRE

98
HEAT

79
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
Mar 5, 2004	Resale	Grant Deed	\$311,000	\$59	\$249K
Apr 28, 1997	Quitclaim	Quit Claim Transfer			\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.4 mi
Bloomington High School	High	9–12	2.8 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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