

Single Family Residence **RESIDENTIAL**

13005 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$734,425 TopHap Estimate · \$173 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,244 ft²
LIVING AREA

0.56 ac
LOT SIZE

1997
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$734K

\$682K low

\$787K high

Last Sale

\$435,000 · Dec 16, 2003

Est. Owner Equity

\$604,425

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$7,551 (2025)
Assessed Value	\$360,021
Previous Assessed	\$349,875
Assessor Market Value	\$645,438

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.56
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 376 ft²

Porch · 461 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2003	Resale	Grant Deed	\$435,000	\$102	\$130K
Dec 28, 1998	Financing	Mortgage			\$1.5M
Jun 12, 1997	Resale	Grant Deed	\$46,500	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 mi
Bloomington High School	High	9–12	2.9 mi

Burns Middle School	Middle	6–8	3.5 mi
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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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