

Single Family Residence **RESIDENTIAL**

13106 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$752,472 TopHap Estimate · \$185 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

4
BATHS

4,074 ft²
LIVING AREA

1.33 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$752K

\$709K low

\$796K high

Last Sale

\$310,000 · Nov 18, 2013

Est. Owner Equity

\$229,272

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax

\$9,235 (2025)

Assessed Value

\$454,768

Previous Assessed

\$441,951

Assessor Market Value

\$668,232

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Porch · 367 ft²

CLIMATE RISK

99 FLOOD	35 WILDFIRE	98 HEAT	79 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
Aug 5, 2003	Resale	Grant Deed	\$355,000	\$87	\$330K

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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