

Single Family Residence **RESIDENTIAL**

13028 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$441,010 TopHap Estimate · \$196 / ft² · confidence 90 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,254 ft²
LIVING AREA

2.01 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

VALUATION

\$441K

\$396K low

\$486K high

Last Sale

\$196,500 · Mar 10, 2000

Est. Owner Equity

\$53,537

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$6,407 (2025)
Assessed Value	\$357,568
Previous Assessed	\$347,491
Assessor Market Value	\$615,816

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	2.01
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Detached
Pool	Pool W/Hot Tub/Spa

Shed · 216 ft²

Patio · 1,248 ft²

Porch · 1,284 ft²

CLIMATE RISK

35
FLOOD

42
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
Mar 3, 2025	Quitclaim	Quit Claim Transfer			
Dec 31, 2020	Quitclaim	Quit Claim Transfer			
Mar 10, 2000	Resale	Grant Deed	\$196,500	\$87	\$191K

ASSIGNED SCHOOLS

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