

Residential - Vacant Land

**RESIDENTIAL**

# 13044 SHADOW RUN BLVD

RIVERVIEW, FL 33569

**\$376,054** TopHap Estimate · confidence 89 · as of Jul 14, 2026



**1.07 ac**  
LOT SIZE

## VALUATION

**\$376K**

\$336K low

\$416K high

Last Sale

**\$370,000 · May 10, 2004**

Est. Owner Equity

**\$376,054**

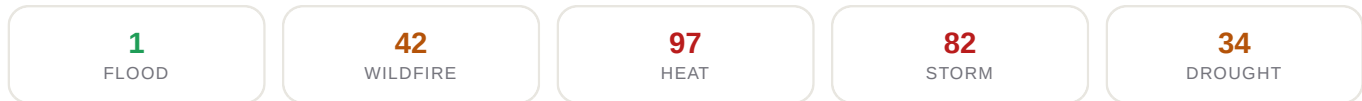
## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,203 (2025) |
| Assessed Value        | \$70,620       |
| Previous Assessed     | \$66,340       |
| Assessor Market Value | \$70,620       |

## PROPERTY FACTS

|               |                           |
|---------------|---------------------------|
| Property Type | Residential - Vacant Land |
| County        | Hillsborough              |
| Lot (acres)   | 1.07                      |
| Heating       | None                      |
| Pool          | No                        |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED       | PRICE     | \$/FT² | LOAN  |
|--------------|--------|------------|-----------|--------|-------|
| Sep 16, 1998 | Resale | Grant Deed | \$120,000 |        | \$92K |

## 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   | 3.7 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>275</div> <div>AIR POLLUTION</div> | <div>32,078</div> <div>POPULATION</div> | <div>\$92K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

| OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|