

Single Family Residence **RESIDENTIAL**

13301 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$701,596 TopHap Estimate · \$214 / ft² · confidence 74 · as of Jul 14, 2026

4
BEDS

3
BATHS

3,286 ft²
LIVING AREA

0.5 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$702K

\$520K low

\$883K high

Last Sale

\$249,000 · Apr 5, 2000

Est. Owner Equity

\$483,675

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax

\$6,402 (2025)

Assessed Value

\$300,824

Previous Assessed

\$292,346

Assessor Market Value

\$529,157

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.50
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 455 ft²

Porch · 452 ft²

CLIMATE RISK

1 FLOOD	34 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2006	Quitclaim	Quit Claim Transfer			
Apr 5, 2000	Resale	Grant Deed	\$249,000	\$76	\$212K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.4 mi
Bloomington High School	High	9–12	2.9 mi
Burns Middle School	Middle	6–8	3.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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