

Single Family Residence **RESIDENTIAL**

13003 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$693,832 TopHap Estimate · \$191 / ft² · confidence 85 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,638 ft²
LIVING AREA

0.56 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$694K

\$591K low

\$796K high

Last Sale

\$690,000 · Sep 16, 2024

Est. Owner Equity

\$693,832

TAX & ASSESSMENT

Property Tax	\$7,811 (2025)
Assessed Value	\$374,238
Previous Assessed	\$304,386
Assessor Market Value	\$548,138

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	Yes

Porch · 749 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
Sep 5, 2024	Resale	Warranty Deed	\$690,000	\$190	\$621K

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.

NEIGHBORHOOD · ZIP 33569

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

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

OWNERSHIP

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