

Single Family Residence **RESIDENTIAL**

13103 WATERFORD RUN DR

RIVERVIEW, FL 33569

\$563,575 TopHap Estimate · \$202 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,788 ft²
LIVING AREA

0.5 ac
LOT SIZE

1985
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$564K

\$535K low

\$592K high

Last Sale

\$530,000 · Oct 25, 2022

Est. Owner Equity

\$14,495

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax

\$1,743 (2025)

Assessed Value

\$481,067

Previous Assessed

\$467,509

Assessor Market Value

\$489,367

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	Yes

Patio · 551 ft²

Porch · 622 ft²

CLIMATE RISK

1 FLOOD	35 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
Oct 21, 2022	Resale	Warranty Deed	\$530,000	\$190	\$549K
Mar 23, 2022	Resale	Warranty Deed	\$546,800	\$196	
Dec 15, 2006	Resale	Warranty Deed	\$364,000	\$131	\$291K
Aug 7, 2000	Resale	Grant Deed	\$215,000	\$77	\$172K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Richard Cimino Elementary School	Elementary	PK–5	2.5 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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