

Single Family Residence

RESIDENTIAL

12306 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$529,476 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,637 ft²

LIVING AREA

0.85 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$529K

\$496K low

\$563K high

Last Sale

\$369,900 · Mar 29, 2017

Est. Owner Equity

\$192,026

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$5,850 (2025)
Assessed Value	\$322,210
Previous Assessed	\$313,129
Assessor Market Value	\$500,321

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.85
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 435 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 17, 2017	Resale	Warranty Deed	\$369,900	\$140	\$351K
Nov 6, 2014	Resale	Special Warranty Deed	\$265,100	\$101	\$252K
May 2, 2014	Non-arms-length	Trustees Deed	\$200,900	\$76	
Mar 10, 2008	Quitclaim	Quit Claim Transfer			
Dec 9, 2005	Resale	Warranty Deed	\$388,500	\$147	\$350K
Oct 24, 2003	Resale	Grant Deed	\$293,300	\$111	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.9 mi
Riverview High School	High	9–12	2.0 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.3 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
-----------	----------------