

Single Family Residence **RESIDENTIAL**

12507 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$1,127,087 TopHap Estimate · \$247 / ft² · confidence 97 · as of Jul 14, 2026



4

BEDS

5

BATHS

4,563 ft²

LIVING AREA

1.15 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$1.1M low

\$1.2M high

Last Sale

\$500,000 · Jul 2, 2010

Est. Owner Equity

\$1,127,087

TAX & ASSESSMENT

Property Tax	\$7,191 (2025)
Assessed Value	\$398,194
Previous Assessed	\$386,972
Assessor Market Value	\$763,339

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.15
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Porch · 797 ft²

Boat access

CLIMATE RISK

35

FLOOD

35

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 16, 2022	Financing	Intrafamily Transfer			
Jun 17, 2010	Resale	Deed	\$500,000	\$110	\$400K
Jun 2, 2005	Quitclaim	Quit Claim Transfer			
Mar 5, 2003	Resale	Grant Deed	\$479,900	\$105	\$150K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	1.1 mi
Riverview High School	High	9–12	2.2 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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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