

Single Family Residence **RESIDENTIAL**

12505 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$743,937 TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,697 ft²

LIVING AREA

1.14 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$744K

\$697K low

\$791K high

Last Sale

\$770,000 · Jul 19, 2024

Est. Owner Equity

\$166,437

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$12,573 (2025)
Assessed Value	\$641,111
Previous Assessed	\$359,952
Assessor Market Value	\$641,111

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.14
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes
View	Yes - Type Unknown

Patio · 240 ft²

Porch · 596 ft²

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
Jul 18, 2024	Resale	Warranty Deed	\$770,000	\$286	\$578K
Jan 15, 2016	Resale	Grant Deed	\$299,900	\$111	\$300K
Oct 14, 2015	Non-arms-length	Trustees Deed	\$195,200	\$72	
Apr 12, 2010	Quitclaim	Quit Claim Transfer			

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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