

Single Family Residence **RESIDENTIAL**

12501 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$544,907 TopHap Estimate · \$257 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,119 ft²
LIVING AREA

1 ac
LOT SIZE

1978
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$545K

\$518K low

\$571K high

Last Sale

\$292,000 · May 23, 2016

Est. Owner Equity

\$226,507

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$4,257 (2025)
Assessed Value	\$234,919
Previous Assessed	\$228,298
Assessor Market Value	\$377,236

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes
View	Yes - Type Unknown

Patio · 240 ft²

Porch · 633 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
May 20, 2016	Resale	Warranty Deed	\$292,000	\$138	\$276K

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	2.2 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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