

Single Family Residence **RESIDENTIAL**

12601 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$608,092 TopHap Estimate · \$244 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,494 ft²

LIVING AREA

1.66 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$608K

\$580K low

\$636K high

Last Sale

\$590,000 · May 2, 2022

Est. Owner Equity

\$142,492

Loan-to-Value

78%

TAX & ASSESSMENT

Property Tax	\$7,783 (2025)
Assessed Value	\$430,617
Previous Assessed	\$418,481
Assessor Market Value	\$473,517

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.66
Construction	Wood (Unspecified)
Roof	Metal
Heating	Central
Cooling	Central
Pool	Yes
View	Yes - Type Unknown

Patio · 480 ft²

Porch · 268 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
Apr 29, 2022	Resale	Warranty Deed	\$590,000	\$237	\$466K

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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