

Single Family Residence **RESIDENTIAL**

12504 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$534,400 TopHap Estimate · \$214 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,499 ft²

LIVING AREA

0.86 ac

LOT SIZE

1987

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$534K

\$497K low

\$572K high

Last Sale

\$550,000 · May 1, 2024

Est. Owner Equity

\$0

Loan-to-Value

104%

TAX & ASSESSMENT

Property Tax	\$7,539 (2025)
Assessed Value	\$414,753
Previous Assessed	\$418,800
Assessor Market Value	\$414,753

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
Fireplace	Yes
Pool	No

Shed · 36 ft²

Porch · 517 ft²

CLIMATE RISK

1
FLOOD

33
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 19, 2024	Resale	Warranty Deed	\$550,000	\$220	\$562K
Dec 18, 2020	Resale	Warranty Deed	\$290,000	\$116	
Jul 29, 2016	Quitclaim	Quit Claim Transfer			
Jun 29, 2016	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	1.0 mi
Riverview High School	High	9–12	2.1 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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