

Single Family Residence **RESIDENTIAL**

12508 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$425,453 TopHap Estimate · \$249 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,712 ft²

LIVING AREA

0.86 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$425K

\$385K low

\$465K high

Last Sale

\$430,000 · May 24, 2024

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$5,637 (2025)
Assessed Value	\$313,052
Previous Assessed	\$133,638
Assessor Market Value	\$313,052

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	0.85
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 488 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 24, 2024	Resale	Warranty Deed	\$430,000	\$251	\$430K

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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