

Single Family Residence **RESIDENTIAL**

13012 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$418,345 TopHap Estimate · \$177 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,358 ft²

LIVING AREA

1.83 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$418K

\$407K low

\$430K high

Last Sale

\$42,000 · Aug 21, 1995

Est. Owner Equity

\$127,095

Loan-to-Value

71%

TAX & ASSESSMENT

Property Tax	\$4,983 (2025)
Assessed Value	\$279,562
Previous Assessed	\$271,683
Assessor Market Value	\$555,910

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.83
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 698 ft²

CLIMATE RISK

35 FLOOD	41 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 26, 1998	Financing	Grant Deed			\$133K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.8 mi
Dick Stowers Elementary School	Elementary	PK–5	0.9 mi
Newsome High School	High	9–12	3.8 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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