

Single Family Residence **RESIDENTIAL**

12002 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$697,905 TopHap Estimate · \$219 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,187 ft²

LIVING AREA

1.01 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$698K

\$647K low

\$748K high

Last Sale

\$42,000 · Dec 28, 2009

Est. Owner Equity

\$697,905

TAX & ASSESSMENT

Property Tax	\$12,762 (2025)
Assessed Value	\$659,142
Previous Assessed	\$665,272
Assessor Market Value	\$659,142

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.01
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Pool	No

Patio · 176 ft²

Porch · 684 ft²

CLIMATE RISK

1 FLOOD	35 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2021	Financing	Intrafamily Transfer			
Dec 16, 2009	Resale	Warranty Deed	\$42,000	\$13	
Apr 8, 2005	Resale	Warranty Deed	\$22,500	\$7	
May 20, 1996	Resale	Grant Deed	\$29,900	\$9	\$25K
Apr 29, 1996	Quitclaim	Quit Claim Transfer			\$25K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.4 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.7 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	Absentee owner
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