

Single Family Residence **RESIDENTIAL**

12903 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$1,527,565 TopHap Estimate · \$413 / ft² · confidence 90 · as of Jun 23, 2026



4

BEDS

4

BATHS

3,699 ft²

LIVING AREA

0.88 ac

LOT SIZE

2012

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.5M

\$1.4M low

\$1.7M high

Last Sale

\$149,000 · Dec 28, 2011

Est. Owner Equity

\$1,110,565

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$10,326 (2025)
Assessed Value	\$567,475
Previous Assessed	\$551,482
Assessor Market Value	\$990,830

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.88
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 542 ft²

Boat access

CLIMATE RISK

35 FLOOD	40 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 28, 2023	Financing	Intrafamily Transfer			
Dec 2, 2011	Resale	Warranty Deed	\$149,000	\$40	
Jun 3, 2005	Resale	Warranty Deed	\$165,000	\$45	\$95K
Jul 9, 2004	Resale	Grant Deed	\$123,000	\$33	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.1 mi
Dick Stowers Elementary School	Elementary	PK–5	1.2 mi
Newsome High School	High	9–12	4.2 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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