

Single Family Residence **RESIDENTIAL**

12104 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$547,021 TopHap Estimate · \$232 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,355 ft²

LIVING AREA

0.87 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$547K

\$507K low

\$587K high

Last Sale

\$566,000 · Apr 19, 2024

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$8,811 (2025)
Assessed Value	\$442,682
Previous Assessed	\$418,034
Assessor Market Value	\$442,682

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.87
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 48 ft²

Patio · 48 ft²

Porch · 520 ft²

CLIMATE RISK

1 FLOOD	34 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
Apr 12, 2024	Resale	Warranty Deed	\$566,000	\$240	\$585K
Sep 26, 1997	Resale	Grant Deed	\$139,300	\$59	\$132K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.6 mi
Riverview High School	High	9–12	1.6 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.6 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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