

Single Family Residence **RESIDENTIAL**

12001 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$638,837 TopHap Estimate · \$292 / ft² · confidence 94 · as of Jun 23, 2026



3
BEDS

3
BATHS

2,190 ft²
LIVING AREA

0.92 ac
LOT SIZE

2018
YEAR BUILT

1
STORIES

5
PARKING

VALUATION

\$639K

\$601K low

\$677K high

Est. Owner Equity

\$538,837

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$7,852 (2025)
Assessed Value	\$436,916
Previous Assessed	\$424,603
Assessor Market Value	\$580,564

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.92
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Mixed
Pool	Yes

Porch · 479 ft²

CLIMATE RISK

77 FLOOD	36 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
Apr 27, 2023	Financing	Correction Deed			
Mar 30, 2023	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.5 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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