

Single Family Residence **RESIDENTIAL**

12101 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$642,098 TopHap Estimate · \$194 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,304 ft²

LIVING AREA

0.97 ac

LOT SIZE

1994

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$642K

\$605K low

\$679K high

Last Sale

\$369,900 · Jun 2, 2016

Est. Owner Equity

\$274,098

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,700 (2025)
Assessed Value	\$320,323
Previous Assessed	\$311,295
Assessor Market Value	\$517,377

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.97
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 752 ft²

CLIMATE RISK

76
FLOOD

34
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 8, 2016	Non-arms-length	Warranty Deed	\$175,800	\$53	
May 27, 2016	Resale	Warranty Deed	\$369,900	\$112	\$351K

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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