

Single Family Residence **RESIDENTIAL**

11804 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$557,800 TopHap Estimate · \$192 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,908 ft²

LIVING AREA

0.81 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$558K

\$511K low

\$605K high

Est. Owner Equity

\$382,800

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$3,860 (2025)
Assessed Value	\$218,203
Previous Assessed	\$212,053
Assessor Market Value	\$451,456

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.81
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 435 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
Sep 16, 2021	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	1.1 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	3.0 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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