

Single Family Residence **RESIDENTIAL**

11812 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$515,241 TopHap Estimate · \$190 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,717 ft²

LIVING AREA

0.92 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$515K

\$482K low

\$548K high

Last Sale

\$25,000 · May 28, 1999

Est. Owner Equity

\$315,141

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$4,707 (2025)
Assessed Value	\$259,560
Previous Assessed	\$252,245
Assessor Market Value	\$508,506

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
Fireplace	Yes
Pool	No

Patio · 96 ft²

Porch · 1,551 ft²

CLIMATE RISK

35

FLOOD

35

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
May 17, 2021	Financing	Intrafamily Transfer			
May 20, 2002	Financing	Trustees Deed			\$140K
May 28, 1999	Resale	Grant Deed	\$25,000	\$9	\$15K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.2 mi

Warren Hope Dawson Elementary School	Elementary	PK–5	2.9 mi
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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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