

Single Family Residence **RESIDENTIAL**

12006 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$482,187 TopHap Estimate · \$201 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,401 ft²
LIVING AREA

1.05 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$482K

\$455K low

\$510K high

Last Sale

\$27,800 · Feb 25, 1997

Est. Owner Equity

\$0

Loan-to-Value

208%

TAX & ASSESSMENT

Property Tax	\$3,849 (2025)
Assessed Value	\$221,342
Previous Assessed	\$215,104
Assessor Market Value	\$434,349

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.05
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Patio · 225 ft²

Porch · 586 ft²

CLIMATE RISK

21 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
Jul 2, 1997	Financing	Grant Deed			\$134K
Feb 25, 1997	Resale	Grant Deed	\$27,800	\$12	

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	2.7 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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