

Single Family Residence **RESIDENTIAL**

12114 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$615,964 TopHap Estimate · \$169 / ft² · confidence 94 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,653 ft²
LIVING AREA

0.91 ac
LOT SIZE

1999
YEAR BUILT

2
STORIES

8
PARKING

VALUATION

\$616K

\$580K low

\$652K high

Last Sale

\$620,000 · Oct 20, 2021

Est. Owner Equity

\$615,964

TAX & ASSESSMENT

Property Tax	\$686 (2025)
Assessed Value	\$712,239
Previous Assessed	\$692,166
Assessor Market Value	\$731,450

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 648 ft²

CLIMATE RISK

1
FLOOD

36
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 14, 2021	Resale	Warranty Deed	\$620,000	\$170	\$620K
Jun 8, 2021	Resale	Warranty Deed	\$512,000	\$140	
Jun 8, 2021	Resale	Warranty Deed	\$512,000	\$140	
May 2, 2018	Resale	Warranty Deed	\$450,000	\$123	\$360K
Nov 13, 2003	Resale	Grant Deed	\$359,000	\$98	
Jun 6, 1998	Financing	Grant Deed			\$200K
Mar 23, 1998	Resale	Grant Deed	\$29,500	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.7 mi
Riverview High School	High	9–12	1.8 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.5 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------