

Single Family Residence **RESIDENTIAL**

# 12106 SHADOW RUN BLVD

RIVERVIEW, FL 33569

**\$550,686** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,701 ft<sup>2</sup>**

LIVING AREA

**0.9 ac**

LOT SIZE

**1977**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$551K**

\$525K low

\$577K high

Last Sale

**\$429,900 · Feb 1, 2021**

Est. Owner Equity

**\$206,766**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,811 (2025) |
| Assessed Value        | \$484,459      |
| Previous Assessed     | \$484,459      |
| Assessor Market Value | \$484,459      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | Hillsborough                          |
| Lot (acres)   | 0.90                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Garage        | Mixed                                 |
| Pool          | No                                    |

Patio · 288 ft²

Porch · 944 ft²

## CLIMATE RISK

**10**  
FLOOD

**34**  
WILDFIRE

**97**  
HEAT

**82**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-----------|--------|--------|
| Jan 22, 2021 | Resale            | Warranty Deed       | \$429,900 | \$159  | \$344K |
| Jan 22, 2021 | Non-arms-length   | Warranty Deed       | \$429,900 | \$159  | \$344K |
| Jul 29, 2019 | Recorded document | Correction Deed     | \$100     | \$0    |        |
| May 1, 2019  | Quitclaim         | Quit Claim Transfer | \$100     | \$0    |        |
| Jan 24, 2018 | Resale            | Warranty Deed       | \$292,000 | \$108  | \$234K |
| Jul 14, 2011 | Quitclaim         | Quit Claim Transfer |           |        |        |

## 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   | 2.5 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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