

Single Family Residence **RESIDENTIAL**

11916 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$478,448 TopHap Estimate · \$216 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,210 ft²

LIVING AREA

1.25 ac

LOT SIZE

1992

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$478K

\$441K low

\$515K high

Last Sale

\$335,000 · Oct 24, 2016

Est. Owner Equity

\$169,548

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$4,872 (2025)
Assessed Value	\$268,602
Previous Assessed	\$261,032
Assessor Market Value	\$486,095

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Tile
Heating	Central
Cooling	Central
Pool	Yes

Patio · 1,320 ft²

Porch · 920 ft²

CLIMATE RISK

1 FLOOD	34 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
Oct 24, 2016	Resale	Warranty Deed	\$335,000	\$152	\$318K
Oct 28, 2014	Resale	Special Warranty Deed	\$230,000	\$104	\$184K
Dec 18, 2013	Recorded document	Grant Deed			
Oct 16, 2013	Non-arms-length	Trustees Deed	\$108,000	\$49	
Nov 4, 2004	Resale	Warranty Deed	\$270,000	\$122	\$216K
Sep 15, 1998	Resale	Grant Deed	\$135,000	\$61	\$128K
Sep 11, 1998	Resale	Grant Deed	\$53,000	\$24	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.4 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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