

Single Family Residence **RESIDENTIAL**

12917 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$661,720 TopHap Estimate · \$280 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,367 ft²

LIVING AREA

0.89 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$662K

\$619K low

\$705K high

Est. Owner Equity

\$661,720

TAX & ASSESSMENT

Property Tax	\$1,858 (2025)
Assessed Value	\$210,487
Previous Assessed	\$204,555
Assessor Market Value	\$498,650

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.89
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 522 ft²

CLIMATE RISK

73
FLOOD

43
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
Feb 1, 2006	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.0 mi
Dick Stowers Elementary School	Elementary	PK–5	1.1 mi
Newsome High School	High	9–12	4.0 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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