

Single Family Residence **RESIDENTIAL**

12115 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$565,556 TopHap Estimate · \$259 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,184 ft²

LIVING AREA

0.91 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$566K

\$531K low

\$600K high

Last Sale

\$215,000 · May 8, 2002

Est. Owner Equity

\$213,056

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$3,718 (2025)
Assessed Value	\$211,711
Previous Assessed	\$205,744
Assessor Market Value	\$408,863

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
Fireplace	Yes
Pool	Yes

Porch · 387 ft²

CLIMATE RISK

39
FLOOD

33
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 2002	Resale	Grant Deed	\$215,000	\$98	\$90K
Jul 11, 2000	Resale	Grant Deed	\$187,500	\$86	\$158K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.8 mi
Riverview High School	High	9–12	1.8 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.4 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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