

Single Family Residence **RESIDENTIAL**

12113 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$446,550 TopHap Estimate · \$254 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,761 ft²

LIVING AREA

0.87 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$447K

\$418K low

\$475K high

Last Sale

\$163,000 · Nov 18, 2008

Est. Owner Equity

\$324,350

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,003 (2025)
Assessed Value	\$168,726
Previous Assessed	\$163,971
Assessor Market Value	\$327,813

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	0.87
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 360 ft²

Porch · 28 ft²

CLIMATE RISK

42 FLOOD	33 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
Nov 7, 2008	Resale	Warranty Deed	\$163,000	\$93	\$130K
Dec 21, 1998	Resale	Grant Deed	\$112,000	\$64	\$109K

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	2.4 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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