

Single Family Residence **RESIDENTIAL**

12111 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$881,337 TopHap Estimate · \$220 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,001 ft²
LIVING AREA

0.87 ac
LOT SIZE

2005
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$881K

\$831K low

\$932K high

Last Sale

\$51,700 · Jul 15, 2003

Est. Owner Equity

\$58,837

Loan-to-Value

99%

TAX & ASSESSMENT

Property Tax	\$6,825 (2025)
Assessed Value	\$375,651
Previous Assessed	\$365,064
Assessor Market Value	\$740,037

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.88
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 650 ft²

Porch · 545 ft²

CLIMATE RISK

47 FLOOD	33 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 7, 2004	Financing	Trustees Deed			\$300K
Jul 15, 2003	Resale	Grant Deed	\$51,700	\$13	\$41K
Sep 5, 2002	Resale	Grant Deed	\$47,000	\$12	
Feb 10, 1999	Financing	Grant Deed			\$21K

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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