

Single Family Residence **RESIDENTIAL**

12109 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$767,818 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,684 ft²

LIVING AREA

1.25 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$768K

\$730K low

\$806K high

Last Sale

\$43,000 · Jun 8, 2001

Est. Owner Equity

\$273,816

Loan-to-Value

70%

TAX & ASSESSMENT

Property Tax	\$6,274 (2025)
Assessed Value	\$347,929
Previous Assessed	\$338,123
Assessor Market Value	\$665,110

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 372 ft²

Porch · 435 ft²

CLIMATE RISK

69
FLOOD

33
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
Jun 8, 2001	Resale	Grant Deed	\$43,000	\$12	\$271K
Jan 12, 1999	Resale	Grant Deed	\$28,000	\$8	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.7 mi
Riverview High School	High	9–12	1.7 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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