

Single Family Residence **RESIDENTIAL**

12107 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$675,958 TopHap Estimate · \$234 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,894 ft²

LIVING AREA

3.11 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$676K

\$631K low

\$721K high

Last Sale

\$380,000 · Jul 19, 2017

Est. Owner Equity

\$675,958

TAX & ASSESSMENT

Property Tax	\$7,554 (2025)
Assessed Value	\$415,565
Previous Assessed	\$403,853
Assessor Market Value	\$663,753

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	3.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Porch · 605 ft²

CLIMATE RISK

71
FLOOD

35
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
Jul 14, 2017	Resale	Warranty Deed	\$380,000	\$131	
Jun 25, 2008	Resale	Warranty Deed	\$365,000	\$126	\$329K
May 20, 2005	Resale	Warranty Deed	\$110,000	\$38	\$308K
Dec 19, 2003	Resale	Grant Deed	\$59,000	\$20	\$52K
Jan 6, 1999	Resale	Grant Deed	\$28,000	\$10	

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	2.5 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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