

Single Family Residence **RESIDENTIAL**

12009 RUNNING FOX CIR

RIVERVIEW, FL 33569

\$454,602 TopHap Estimate · \$183 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,490 ft²

LIVING AREA

0.26 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$455K

\$431K low

\$478K high

Last Sale

\$150,000 · Jun 28, 1996

Est. Owner Equity

\$57,152

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$3,538 (2025)
Assessed Value	\$193,112
Previous Assessed	\$187,670
Assessor Market Value	\$378,818

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 168 ft²

CLIMATE RISK

1
FLOOD

25
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2014	Non-arms-length	Intrafamily Transfer	\$76,000	\$31	\$152K
Jun 28, 1996	Resale	Grant Deed	\$150,000	\$60	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Riverview High School	High	9–12	1.1 mi
Rodgers Middle Magnet School	Middle	6–8	1.1 mi
Boyette Springs Elementary School	Elementary	PK–5	1.5 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------