

Single Family Residence **RESIDENTIAL**

12304 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$517,536 TopHap Estimate · \$171 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,024 ft²

LIVING AREA

0.9 ac

LOT SIZE

1977

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$518K

\$478K low

\$557K high

Last Sale

\$138,000 · Apr 8, 1999

Est. Owner Equity

\$176,217

Loan-to-Value

67%

TAX & ASSESSMENT

Property Tax	\$4,374 (2025)
Assessed Value	\$241,342
Previous Assessed	\$234,540
Assessor Market Value	\$454,352

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 600 ft²

Porch · 938 ft²

CLIMATE RISK

1 FLOOD	36 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
May 9, 2007	Non-arms-length	Warranty Deed	\$163,200	\$54	\$326K
Apr 8, 1999	Resale	Grant Deed	\$138,000	\$46	\$131K
Jan 13, 1997	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.8 mi
Riverview High School	High	9–12	1.9 mi

Warren Hope Dawson Elementary School	Elementary	PK–5	2.4 mi
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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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