

Single Family Residence **RESIDENTIAL**

# 12112 SHADOW RUN BLVD

RIVERVIEW, FL 33569

**\$402,461** TopHap Estimate · \$178 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**  
BEDS

**2**  
BATHS

**2,260 ft<sup>2</sup>**  
LIVING AREA

**1.02 ac**  
LOT SIZE

**1979**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$402K**

\$374K low

\$431K high

Last Sale

**\$94,500 · Nov 3, 1993**

Est. Owner Equity

**\$294,461**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,698 (2025) |
| Assessed Value        | \$155,837      |
| Previous Assessed     | \$151,445      |
| Assessor Market Value | \$371,127      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | Hillsborough                          |
| Lot (acres)   | 1.02                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Yes                                   |

Patio · 323 ft²

Porch · 401 ft²

## CLIMATE RISK

**1**  
FLOOD

**35**  
WILDFIRE

**97**  
HEAT

**82**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|