

Single Family Residence **RESIDENTIAL**

12110 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$425,639 TopHap Estimate · \$210 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,031 ft²

LIVING AREA

0.91 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

2

PARKING

Pre-foreclosure (LIS)

A foreclosure-related notice has been recorded for this property.

VALUATION

\$426K

\$383K low

\$468K high

Last Sale	\$183,600 · Nov 26, 2002
Est. Owner Equity	\$170,639
Loan-to-Value	63%

TAX & ASSESSMENT

Property Tax	\$3,311 (2025)
Assessed Value	\$190,614
Previous Assessed	\$185,242
Assessor Market Value	\$374,214

PROPERTY FACTS

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

Patio · 267 ft²

Porch · 42 ft²

CLIMATE RISK

1

FLOOD

33

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 10, 2002	Resale	Grant Deed	\$183,600	\$90	\$184K

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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