

Single Family Residence **RESIDENTIAL**

12116 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$396,039 TopHap Estimate · \$212 / ft² · confidence 86 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,868 ft²

LIVING AREA

1.02 ac

LOT SIZE

1976

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$396K

\$343K low

\$450K high

Last Sale

\$124,500 · May 8, 1998

Est. Owner Equity

\$292,804

Loan-to-Value

27%

TAX & ASSESSMENT

Property Tax	\$3,144 (2025)
Assessed Value	\$176,434
Previous Assessed	\$171,462
Assessor Market Value	\$345,184

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	No

Patio · 375 ft²

Porch · 502 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 8, 1998	Resale	Grant Deed	\$124,500	\$67	\$118K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.7 mi
Riverview High School	High	9–12	1.8 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.4 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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