

Single Family Residence

**RESIDENTIAL**

# 12108 SHADOW RUN BLVD

RIVERVIEW, FL 33569

**\$396,901** TopHap Estimate · \$216 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,840 ft<sup>2</sup>**

LIVING AREA

**0.91 ac**

LOT SIZE

**1987**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$397K**

\$352K low

\$442K high

Last Sale

**\$280,000 · Sep 13, 2018**

Est. Owner Equity

**\$41,538**

Loan-to-Value

**92%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,824 (2025) |
| Assessed Value        | \$268,531      |
| Previous Assessed     | \$260,963      |
| Assessor Market Value | \$373,655      |

## 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          | Pool W/Hot Tub/Spa                    |

Patio · 199 ft²

Porch · 498 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Sep 8, 2018  | Resale    | Warranty Deed       | \$280,000 | \$152  | \$275K |
| Nov 13, 2007 | Quitclaim | Quit Claim Transfer |           |        | \$86K  |
| Nov 1, 2001  | Resale    | Grant Deed          | \$42,500  | \$23   | \$85K  |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL  | GRADES | DISTANCE |
|------------------------------|--------|--------|----------|
| Rodgers Middle Magnet School | Middle | 6–8    | 0.6 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

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

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

OWNERSHIP

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