

Single Family Residence **RESIDENTIAL**

12308 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$438,339 TopHap Estimate · \$206 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,126 ft²

LIVING AREA

0.85 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$438K

\$406K low

\$471K high

Last Sale

\$35,500 · Jul 14, 2000

Est. Owner Equity

\$298,066

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$4,918 (2025)
Assessed Value	\$271,139
Previous Assessed	\$263,498
Assessor Market Value	\$488,033

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.85
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Shed · 462 ft²

Patio · 288 ft²

Porch · 878 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
Mar 5, 2025	Financing	Intrafamily Transfer			
Oct 22, 2002	Financing	Trustees Deed			\$156K
Jul 14, 2000	Resale	Grant Deed	\$35,500	\$17	\$32K
Apr 26, 1996	Quitclaim	Quit Claim Transfer			\$17K
Apr 26, 1996	Resale	Trustees Deed	\$23,000	\$11	\$17K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.9 mi
Riverview High School	High	9–12	2.0 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.3 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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