

Single Family Residence **RESIDENTIAL**

12310 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$562,030 TopHap Estimate · \$186 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

4

BATHS

3,029 ft²

LIVING AREA

0.99 ac

LOT SIZE

1987

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$562K

\$533K low

\$591K high

Last Sale

\$349,900 · Dec 8, 2017

Est. Owner Equity

\$247,120

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax

\$5,821 (2025)

Assessed Value

\$323,109

Previous Assessed

\$314,003

Assessor Market Value

\$497,675

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.99
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Patio · 630 ft²

Porch · 238 ft²

CLIMATE RISK

1 FLOOD	35 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
Nov 29, 2017	Resale	Warranty Deed	\$349,900	\$116	\$315K

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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