

Single Family Residence **RESIDENTIAL**

12404 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$438,908 TopHap Estimate · \$177 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

2

BATHS

2,482 ft²

LIVING AREA

0.79 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$439K

\$411K low

\$467K high

Est. Owner Equity

\$438,908

TAX & ASSESSMENT

Property Tax	\$3,795 (2025)
Assessed Value	\$214,624
Previous Assessed	\$208,575
Assessor Market Value	\$419,783

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.79
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 894 ft²

Porch · 555 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
Oct 28, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	1.0 mi
Riverview High School	High	9–12	2.1 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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