

Single Family Residence **RESIDENTIAL**

12303 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$594,884 TopHap Estimate · \$272 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,188 ft²

LIVING AREA

0.91 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$595K

\$561K low

\$629K high

Last Sale

\$219,000 · Feb 12, 2001

Est. Owner Equity

\$284,884

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$4,476 (2025)
Assessed Value	\$249,420
Previous Assessed	\$242,391
Assessor Market Value	\$461,375

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	Yes

Deck · 816 ft²

Shed · 144 ft²

Patio · 816 ft²

Porch · 301 ft²

CLIMATE RISK

54 FLOOD	34 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
Feb 13, 2001	Resale	Grant Deed	\$219,000	\$100	\$208K
Apr 2, 1999	Resale	Grant Deed	\$169,900	\$78	\$157K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.9 mi
Riverview High School	High	9–12	1.9 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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