

Single Family Residence **RESIDENTIAL**

11906 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$491,732 TopHap Estimate · \$184 / ft² · confidence 89 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,668 ft²
LIVING AREA

0.74 ac
LOT SIZE

1990
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$492K

\$438K low

\$545K high

Last Sale

\$220,000 · May 1, 2003

Est. Owner Equity

\$315,732

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,395 (2025)
Assessed Value	\$242,510
Previous Assessed	\$235,675
Assessor Market Value	\$448,372

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.74
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 200 ft²

Porch · 960 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 1, 2003	Resale	Grant Deed	\$220,000	\$82	\$176K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.4 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.7 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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