

Single Family Residence **RESIDENTIAL**

12905 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$837,192 TopHap Estimate · \$259 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,238 ft²

LIVING AREA

0.9 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$837K

\$788K low

\$886K high

Last Sale

\$851,000 · Jun 6, 2022

Est. Owner Equity

\$201,192

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$10,390 (2025)
Assessed Value	\$573,483
Previous Assessed	\$557,321
Assessor Market Value	\$646,567

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.90
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Deck · 360 ft² Patio · 500 ft² Porch · 341 ft² Boat access

CLIMATE RISK

35
FLOOD

40
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2022	Resale	Warranty Deed	\$851,000	\$263	\$636K
Jul 28, 1999	Financing	Grant Deed			\$240K
Jul 22, 1998	Resale	Grant Deed	\$32,500	\$10	\$29K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.1 mi
Dick Stowers Elementary School	Elementary	PK–5	1.1 mi
Newsome High School	High	9–12	4.1 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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