

Single Family Residence **RESIDENTIAL**

12901 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$1,167,383 TopHap Estimate · \$243 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

4,797 ft²

LIVING AREA

1.42 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.2M high

Last Sale

\$65,000 · Mar 18, 2002

Est. Owner Equity

\$867,383

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$9,765 (2025)
Assessed Value	\$536,722
Previous Assessed	\$521,596
Assessor Market Value	\$1,060,015

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.42
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Yes - Type Unknown

Patio · 1,358 ft²

Porch · 1,440 ft²

CLIMATE RISK

35

FLOOD

39

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
Jun 22, 2004	Financing	Trustees Deed			\$200K
Mar 18, 2002	Resale	Grant Deed	\$65,000	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.1 mi
Dick Stowers Elementary School	Elementary	PK–5	1.2 mi

Newsome High School	High	9–12	4.2 mi
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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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