

Single Family Residence **RESIDENTIAL**

12916 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$467,667 TopHap Estimate · \$138 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

4
BATHS

3,396 ft²
LIVING AREA

1 ac
LOT SIZE

1987
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$468K

\$446K low

\$490K high

Last Sale

\$300,000 · Jul 1, 2015

Est. Owner Equity

\$367,667

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$7,408 (2025)
Assessed Value	\$413,903
Previous Assessed	\$402,238
Assessor Market Value	\$585,756

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.00
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 360 ft²

Porch · 395 ft²

CLIMATE RISK

1

FLOOD

42

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 20, 2015	Resale	Warranty Deed	\$300,000	\$88	\$240K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.0 mi
Dick Stowers Elementary School	Elementary	PK–5	1.0 mi
Newsome High School	High	9–12	4.0 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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