

Single Family Residence **RESIDENTIAL**

12906 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$350,652 TopHap Estimate · \$156 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,244 ft²

LIVING AREA

0.81 ac

LOT SIZE

1995

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$351K

\$329K low

\$372K high

Est. Owner Equity

\$3,090

Loan-to-Value

102%

TAX & ASSESSMENT

Property Tax	\$2,950 (2025)
Assessed Value	\$165,826
Previous Assessed	\$165,826
Assessor Market Value	\$351,691

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.81
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 327 ft²

CLIMATE RISK

1
FLOOD

40
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 9, 2023	Financing	Intrafamily Transfer			

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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