

Single Family Residence **RESIDENTIAL**

12918 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$509,438 TopHap Estimate · \$212 / ft² · confidence 92 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,401 ft²
LIVING AREA

0.75 ac
LOT SIZE

1989
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$509K

\$466K low

\$553K high

Last Sale

\$675,000 · Apr 5, 2024

Est. Owner Equity

\$309,438

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$3,960 (2025)
Assessed Value	\$218,673
Previous Assessed	\$235,779
Assessor Market Value	\$434,313

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.75
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 602 ft²

Porch · 270 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
Mar 28, 2024	Resale	Deed	\$675,000	\$281	\$200K
Mar 9, 2018	Quitclaim	Quit Claim Transfer			
May 11, 1999	Quitclaim	Quit Claim Transfer			\$136K

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	3.9 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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