

Single Family Residence **RESIDENTIAL**

12506 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$545,000 TopHap Estimate · \$212 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,566 ft²
LIVING AREA

0.92 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$545K

\$496K low

\$594K high

Last Sale

\$330,000 · Oct 11, 2007

Est. Owner Equity

\$64,589

Loan-to-Value

88%

TAX & ASSESSMENT

Property Tax	\$3,498 (2024)
Assessed Value	\$215,444
Previous Assessed	\$209,372
Assessor Market Value	\$413,438

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.92
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

Patio · 192 ft²

Porch · 273 ft²

CLIMATE RISK

1

FLOOD

32

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 11, 2007	Resale	Grant Deed	\$330,000	\$129	\$248K
Oct 10, 2007	Recorded document	Grant Deed			
Mar 17, 2005	Resale	Trustees Deed	\$221,000	\$86	
Jul 31, 1996	Resale	Grant Deed	\$169,500	\$66	\$17K
Jul 1, 1996	Quitclaim	Quit Claim Transfer			\$17K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	1.0 mi
Riverview High School	High	9–12	2.1 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.3 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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