

Single Family Residence **RESIDENTIAL**

12209 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$681,383 TopHap Estimate · \$228 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,991 ft²
LIVING AREA

0.91 ac
LOT SIZE

1999
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$681K

\$647K low

\$716K high

Last Sale

\$405,000 · Dec 22, 2004

Est. Owner Equity

\$282,383

Loan-to-Value

58%

TAX & ASSESSMENT

Property Tax	\$10,429 (2025)
Assessed Value	\$531,320
Previous Assessed	\$536,093
Assessor Market Value	\$531,320

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 700 ft²

Porch · 618 ft²

CLIMATE RISK

14 FLOOD	34 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 22, 2004	Resale	Warranty Deed	\$405,000	\$135	\$324K
Jan 29, 1999	Financing	Grant Deed			\$168K
Jun 13, 1997	Resale	Grant Deed	\$31,300	\$10	\$16K
Mar 3, 1997	Resale	Grant Deed	\$28,000	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.8 mi
Riverview High School	High	9–12	1.9 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	Absentee owner
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