

Single Family Residence **RESIDENTIAL**

12203 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$620,331 TopHap Estimate · \$189 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,277 ft²

LIVING AREA

0.91 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$620K

\$580K low

\$661K high

Last Sale

\$272,000 · Oct 3, 2007

Est. Owner Equity

\$400,331

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,553 (2025)
Assessed Value	\$257,434
Previous Assessed	\$250,179
Assessor Market Value	\$500,122

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Deck · 160 ft²

Patio · 160 ft²

Porch · 561 ft²

CLIMATE RISK

1 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
Sep 21, 2007	Resale	Grant Deed	\$272,000	\$83	\$218K
Mar 16, 2007	Recorded document	Trustees Deed			
Feb 17, 2007	Recorded document	Warranty Deed			
Dec 7, 2005	Resale	Special Warranty Deed	\$346,900	\$106	\$330K
Sep 20, 2005	Recorded document	Trustees Deed			
Dec 28, 2002	Resale	Grant Deed	\$227,000	\$69	\$204K
Jan 11, 2001	Resale	Grant Deed	\$42,000	\$13	\$42K
Jun 11, 1996	Resale	Grant Deed	\$188,000	\$57	\$146K

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	2.4 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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