

Single Family Residence **RESIDENTIAL**

12205 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$478,699 TopHap Estimate · \$262 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

1,830 ft²

LIVING AREA

0.91 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$479K

\$460K low

\$498K high

Last Sale

\$252,000 · Jan 24, 2019

Est. Owner Equity

\$273,109

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$686 (2025)
Assessed Value	\$279,231
Previous Assessed	\$271,362
Assessor Market Value	\$380,243

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
Fireplace	Yes
Pool	No

Porch · 436 ft²

CLIMATE RISK

1
FLOOD

34
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 18, 2019	Resale	Warranty Deed	\$252,000	\$138	\$202K
Jul 22, 2005	Resale	Warranty Deed	\$257,900	\$141	\$185K
Mar 22, 2002	Resale	Grant Deed	\$162,000	\$89	\$100K
Jun 11, 1997	Resale	Grant Deed	\$115,500	\$63	\$118K

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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