

Single Family Residence **RESIDENTIAL**

12005 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$459,305 TopHap Estimate · \$247 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,857 ft²

LIVING AREA

1.06 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$459K

\$436K low

\$483K high

Last Sale

\$205,000 · Dec 1, 2015

Est. Owner Equity

\$272,305

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$3,355 (2025)
Assessed Value	\$196,838
Previous Assessed	\$191,291
Assessor Market Value	\$314,378

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.06
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 442 ft²

Boat access

CLIMATE RISK

77 FLOOD	37 WILDFIRE	97 HEAT	82 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 25, 2015	Resale	Warranty Deed	\$205,000	\$110	\$195K
Feb 25, 2009	Quitclaim	Quit Claim Transfer			
Nov 22, 2006	Resale	Warranty Deed	\$315,000	\$170	\$290K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.5 mi

Warren Hope Dawson Elementary School	Elementary	PK–5	2.6 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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