

Single Family Residence **RESIDENTIAL**

11806 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$575,895 TopHap Estimate · \$223 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,585 ft²

LIVING AREA

0.98 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$576K

\$537K low

\$615K high

Last Sale

\$575,000 · Aug 19, 2025

Est. Owner Equity

\$575,895

TAX & ASSESSMENT

Property Tax	\$4,170 (2025)
Assessed Value	\$230,145
Previous Assessed	\$223,659
Assessor Market Value	\$449,017

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.98
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 296 ft²

CLIMATE RISK

1
FLOOD

35
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 18, 2025	Resale	Warranty Deed	\$575,000	\$222	
Jun 2, 2023	Financing	Intrafamily Transfer			
Aug 18, 2004	Resale	Warranty Deed	\$244,500	\$95	\$195K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.1 mi

Warren Hope Dawson Elementary School	Elementary	PK–5	3.0 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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------