

Single Family Residence **RESIDENTIAL**

12819 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$734,768 TopHap Estimate · \$227 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

3,244 ft²

LIVING AREA

1.16 ac

LOT SIZE

1978

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$735K

\$671K low

\$799K high

Last Sale

\$210,000 · Jan 7, 2004

Est. Owner Equity

\$584,768

Loan-to-Value

19%

TAX & ASSESSMENT

Property Tax	\$5,925 (2025)
Assessed Value	\$326,321
Previous Assessed	\$317,124
Assessor Market Value	\$622,561

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Hillsborough
Lot (acres)	1.16
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Deck · 450 ft²

Patio · 450 ft²

Porch · 498 ft²

CLIMATE RISK

71 FLOOD	39 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
Jan 7, 2004	Resale	Grant Deed	\$210,000	\$65	
Nov 19, 1998	Resale	Grant Deed	\$122,000	\$38	\$124K
Aug 5, 1998	Recorded document	Trustees Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	1.2 mi
Dick Stowers Elementary School	Elementary	PK–5	1.2 mi

Newsome High School	High	9–12	4.2 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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