

Single Family Residence **RESIDENTIAL**

12105 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$672,605 TopHap Estimate · \$209 / ft² · confidence 93 · as of Jul 14, 2026



4
BEDS

2
BATHS

3,220 ft²
LIVING AREA

2.45 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$673K

\$629K low

\$717K high

Last Sale

\$292,000 · Jan 2, 2004

Est. Owner Equity

\$472,605

Loan-to-Value

31%

TAX & ASSESSMENT

Property Tax	\$5,167 (2025)
Assessed Value	\$284,779
Previous Assessed	\$276,753
Assessor Market Value	\$550,124

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	2.45
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 700 ft²

Porch · 460 ft²

CLIMATE RISK

69 FLOOD	34 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 2, 2004	Resale	Grant Deed	\$292,000	\$91	\$200K
May 6, 1996	Resale	Grant Deed	\$28,200	\$9	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.7 mi
Riverview High School	High	9–12	1.7 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.5 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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