

Single Family Residence **RESIDENTIAL**

# 12103 SHADOW RUN BLVD

RIVERVIEW, FL 33569

**\$561,485** TopHap Estimate · \$187 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**3,006 ft<sup>2</sup>**

LIVING AREA

**1.2 ac**

LOT SIZE

**1996**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$561K**

\$524K low

\$599K high

Last Sale

**\$570,000 · Sep 2, 2025**

Est. Owner Equity

**\$115,985**

Loan-to-Value

**79%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,250 (2025) |
| Assessed Value        | \$234,526      |
| Previous Assessed     | \$227,916      |
| Assessor Market Value | \$490,758      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 1.20                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | No                                    |

Patio · 96 ft²

Porch · 248 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>67</b><br>FLOOD | <b>35</b><br>WILDFIRE | <b>97</b><br>HEAT | <b>82</b><br>STORM | <b>34</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Aug 29, 2025 | Resale | Warranty Deed | \$570,000 | \$190  | \$446K |
| Aug 21, 2000 | Resale | Grant Deed    | \$192,400 | \$64   | \$127K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Rodgers Middle Magnet School         | Middle     | 6–8    | 0.6 mi   |
| Riverview High School                | High       | 9–12   | 1.6 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|