

Single Family Residence **RESIDENTIAL**

# 12510 SHADOW RUN BLVD

RIVERVIEW, FL 33569

**\$650,350** TopHap Estimate · \$349 / ft<sup>2</sup> · confidence 86 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,863 ft<sup>2</sup>**

LIVING AREA

**1.02 ac**

LOT SIZE

**1978**

YEAR BUILT

**1**

STORIES

**7**

PARKING

## VALUATION

**\$650K**

\$561K low

\$740K high

Last Sale

**\$650,000 · Nov 24, 2025**

Est. Owner Equity

**\$130,350**

Loan-to-Value

**80%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,041 (2025) |
| Assessed Value        | \$225,612      |
| Previous Assessed     | \$225,612      |
| Assessor Market Value | \$407,915      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Ranch                                 |
| County        | Hillsborough                          |
| Lot (acres)   | 1.02                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Yes                                   |

Patio · 234 ft²

Porch · 752 ft²

## CLIMATE RISK

**1**  
FLOOD

**32**  
WILDFIRE

**97**  
HEAT

**82**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-----------|--------|--------|
| Nov 10, 2025 | Resale    | Warranty Deed        | \$650,000 | \$349  | \$520K |
| Mar 7, 2025  | Financing | Intrafamily Transfer |           |        |        |
| Apr 22, 2010 | Resale    | Warranty Deed        | \$206,000 | \$111  |        |
| Nov 5, 2002  | Quitclaim | Quit Claim Transfer  |           |        | \$147K |
| Jan 4, 2000  | Resale    | Grant Deed           | \$135,000 | \$72   | \$151K |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| Rodgers Middle Magnet School         | Middle     | 6–8    | 1.0 mi   |
| Riverview High School                | High       | 9–12   | 2.1 mi   |
| Warren Hope Dawson Elementary School | Elementary | PK–5   | 2.3 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 | Owner occupied |
|-----------|----------------|