

Single Family Residence **RESIDENTIAL**

12511 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$553,741 TopHap Estimate · \$238 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,331 ft²

LIVING AREA

1.17 ac

LOT SIZE

1980

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$554K

\$525K low

\$582K high

Est. Owner Equity

\$0

Loan-to-Value

101%

TAX & ASSESSMENT

Property Tax	\$732 (2025)
Assessed Value	\$363,827
Previous Assessed	\$353,573
Assessor Market Value	\$447,267

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	1.17
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Lake

Porch · 664 ft²

Boat access

CLIMATE RISK

35

FLOOD

35

WILDFIRE

97

HEAT

82

STORM

34

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 22, 2026	Financing	Warranty Deed			\$580K
Sep 16, 2022	Resale	Warranty Deed	\$549,000	\$236	\$529K
Jan 8, 1999	Resale	Grant Deed	\$152,500	\$65	\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	1.1 mi
Riverview High School	High	9–12	2.2 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

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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