

Single Family Residence **RESIDENTIAL**

12003 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$1,068,874 TopHap Estimate · \$199 / ft² · confidence 93 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,361 ft²

LIVING AREA

1.58 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$997K low

\$1.1M high

Last Sale

\$370,000 · Jul 6, 2016

Est. Owner Equity

\$543,874

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$10,976 (2025)
Assessed Value	\$603,066
Previous Assessed	\$586,070
Assessor Market Value	\$987,025

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	1.58
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 182 ft²

Porch · 793 ft²

CLIMATE RISK

77
FLOOD

37
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
Jun 17, 2016	Resale	Warranty Deed	\$370,000	\$69	
Nov 7, 2008	Quitclaim	Quit Claim Transfer			
Sep 17, 2001	Financing	Trustees Deed			\$441K
May 12, 1998	Resale	Grant Deed	\$23,000	\$4	\$18K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.5 mi
Riverview High School	High	9–12	1.5 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.6 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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