

Single Family Residence **RESIDENTIAL**

12117 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$574,904 TopHap Estimate · \$234 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,460 ft²

LIVING AREA

0.91 ac

LOT SIZE

1991

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$575K

\$529K low

\$621K high

Last Sale

\$580,000 · May 21, 2024

Est. Owner Equity

\$574,904

TAX & ASSESSMENT

Property Tax	\$732 (2025)
Assessed Value	\$513,601
Previous Assessed	\$399,788
Assessor Market Value	\$513,601

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.91
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 300 ft²

Porch · 614 ft²

CLIMATE RISK

37
FLOOD

34
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 17, 2024	Resale	Warranty Deed	\$580,000	\$236	\$520K
Jul 1, 2011	Resale	Warranty Deed	\$295,000	\$120	
May 3, 1999	Resale	Grant Deed	\$197,000	\$80	\$158K
Aug 5, 1996	Resale	Grant Deed	\$183,000	\$74	\$143K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Rodgers Middle Magnet School	Middle	6–8	0.8 mi
Riverview High School	High	9–12	1.8 mi
Warren Hope Dawson Elementary School	Elementary	PK–5	2.4 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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