

Single Family Residence **RESIDENTIAL**

12920 SHADOW RUN BLVD

RIVERVIEW, FL 33569

\$434,983 TopHap Estimate · \$149 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,916 ft²
LIVING AREA

0.76 ac
LOT SIZE

1981
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$435K

\$411K low

\$459K high

Last Sale

\$182,000 · Jul 10, 2012

Est. Owner Equity

\$252,983

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$3,444 (2025)
Assessed Value	\$197,908
Previous Assessed	\$192,330
Assessor Market Value	\$406,236

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.76
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 288 ft²

Patio · 480 ft²

Porch · 328 ft²

CLIMATE RISK

1
FLOOD

43
WILDFIRE

97
HEAT

82
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 15, 2012	Resale	Warranty Deed	\$182,000	\$62	\$182K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Glenn H. Barrington Middle School	Middle	6–8	0.9 mi
Dick Stowers Elementary School	Elementary	PK–5	1.0 mi
Newsome High School	High	9–12	3.9 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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