

Single Family Residence **RESIDENTIAL**

12533 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$738,673 TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,664 ft²

LIVING AREA

0.46 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$739K

\$692K low

\$785K high

Last Sale

\$489,900 · Feb 21, 2020

Est. Owner Equity

\$37,673

Loan-to-Value

92%

TAX & ASSESSMENT

Property Tax	\$597 (2025)
Assessed Value	\$442,449
Previous Assessed	\$429,980
Assessor Market Value	\$585,837

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.46
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 400 ft²

Porch · 559 ft²

CLIMATE RISK

16
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 3, 2020	Resale	Warranty Deed	\$489,900	\$134	\$485K
Dec 8, 2003	Resale	Grant Deed	\$269,900	\$74	\$216K
Feb 2, 1999	Resale	Grant Deed	\$45,000	\$12	\$176K
Feb 2, 1999	Resale	Trustees Deed	\$39,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.5 mi
Riverview High School	High	9–12	1.9 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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