

Single Family Residence **RESIDENTIAL**

12525 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$559,653 TopHap Estimate · \$206 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,721 ft²

LIVING AREA

0.25 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$560K

\$525K low

\$594K high

Last Sale

\$369,900 · Nov 25, 2020

Est. Owner Equity

\$289,753

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$643 (2025)
Assessed Value	\$447,821
Previous Assessed	\$435,200
Assessor Market Value	\$447,942

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 450 ft²

Porch · 212 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
Nov 13, 2020	Resale	Warranty Deed	\$369,900	\$136	\$270K
Mar 23, 2018	Resale	Warranty Deed	\$330,000	\$121	\$314K
Jul 29, 2016	Resale	Warranty Deed	\$295,000	\$108	\$218K
Apr 29, 2003	Resale	Grant Deed	\$243,200	\$89	\$186K
Oct 7, 2002	Resale	Grant Deed	\$31,000	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.6 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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