

Single Family Residence **RESIDENTIAL**

12542 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$481,103 TopHap Estimate · \$214 / ft² · confidence 96 · as of Jul 14, 2026



4
BEDS

2
BATHS

2,251 ft²
LIVING AREA

0.64 ac
LOT SIZE

1998
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$481K

\$463K low

\$500K high

Last Sale

\$325,000 · Aug 15, 2007

Est. Owner Equity

\$0

Loan-to-Value

98%

TAX & ASSESSMENT

Property Tax	\$4,036 (2025)
Assessed Value	\$230,218
Previous Assessed	\$223,730
Assessor Market Value	\$464,885

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.64
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 533 ft²

Porch · 282 ft²

CLIMATE RISK

84

FLOOD

32

WILDFIRE

98

HEAT

79

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
Aug 10, 2007	Resale	Warranty Deed	\$325,000	\$144	\$309K
Sep 14, 1998	Resale	Trustees Deed	\$33,300	\$15	
Sep 14, 1998	Resale	Grant Deed	\$52,000	\$23	\$148K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.2 mi
Rodgers Middle Magnet School	Middle	6–8	1.5 mi
Riverview High School	High	9–12	1.8 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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