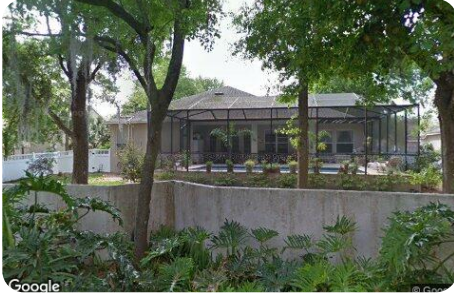


Single Family Residence **RESIDENTIAL**

12536 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$627,395 TopHap Estimate · \$207 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

3
BATHS

3,027 ft²
LIVING AREA

0.33 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$627K

\$599K low

\$656K high

Last Sale

\$580,000 · Jul 19, 2021

Est. Owner Equity

\$627,395

TAX & ASSESSMENT

Property Tax	\$8,627 (2025)
Assessed Value	\$484,239
Previous Assessed	\$470,592
Assessor Market Value	\$555,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.33
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 519 ft²

Porch · 380 ft²

CLIMATE RISK

71
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
Jul 16, 2021	Resale	Warranty Deed	\$580,000	\$192	\$585K
Jun 21, 2017	Quitclaim	Quit Claim Transfer			
Aug 18, 2014	Resale	Warranty Deed	\$330,000	\$109	\$314K
Jul 27, 2007	Resale	Warranty Deed	\$346,500	\$114	\$277K
Jun 15, 2001	Resale	Grant Deed	\$269,300	\$89	\$125K
Nov 15, 2000	Resale	Grant Deed	\$38,000	\$13	\$158K

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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