

Single Family Residence **RESIDENTIAL**

12532 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$616,969 TopHap Estimate · \$201 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

5
BATHS

3,076 ft²
LIVING AREA

0.51 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$617K

\$563K low

\$671K high

Last Sale

\$615,000 · Mar 11, 2025

Est. Owner Equity

\$66,969

Loan-to-Value

89%

TAX & ASSESSMENT

Property Tax	\$10,755 (2025)
Assessed Value	\$556,549
Previous Assessed	\$362,466
Assessor Market Value	\$556,549

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.51
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 650 ft²

Porch · 396 ft²

CLIMATE RISK

94 FLOOD	32 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 7, 2025	Resale	Warranty Deed	\$615,000	\$200	\$550K
Feb 9, 2024	Resale	Warranty Deed	\$555,000	\$180	\$527K
Sep 7, 2000	Resale	Grant Deed	\$36,500	\$12	

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
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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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