

Single Family Residence **RESIDENTIAL**

12535 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$487,839 TopHap Estimate · \$213 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,294 ft²

LIVING AREA

0.33 ac

LOT SIZE

1998

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$488K

\$464K low

\$511K high

Last Sale

\$300,000 · Jun 26, 2019

Est. Owner Equity

\$145,839

Loan-to-Value

69%

TAX & ASSESSMENT

Property Tax	\$5,277 (2025)
Assessed Value	\$298,194
Previous Assessed	\$289,790
Assessor Market Value	\$428,040

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
Fireplace	Yes
Pool	Yes

Porch · 282 ft²

CLIMATE RISK

1
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 24, 2019	Resale	Warranty Deed	\$300,000	\$131	\$240K
Apr 13, 2004	Quitclaim	Quit Claim Transfer			\$156K
Jul 24, 1998	Resale	Grant Deed	\$43,000	\$19	\$156K

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
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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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