

Single Family Residence **RESIDENTIAL**

# 12504 RIVER BIRCH DR

RIVERVIEW, FL 33569

**\$522,095** TopHap Estimate · \$232 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**2,247 ft<sup>2</sup>**

LIVING AREA

**0.6 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$522K**

\$499K low

\$546K high

Last Sale

**\$540,000 · Apr 28, 2022**

Est. Owner Equity

**\$0**

Loan-to-Value

**104%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,508 (2025) |
| Assessed Value        | \$475,220      |
| Previous Assessed     | \$461,827      |
| Assessor Market Value | \$532,149      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.60                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Yes                                   |

Porch · 276 ft²

## CLIMATE RISK

**1**  
FLOOD

**31**  
WILDFIRE

**98**  
HEAT

**79**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|-----------------------|-----------|--------|--------|
| Apr 20, 2022 | Resale            | Warranty Deed         | \$540,000 | \$240  | \$544K |
| Jun 21, 2021 | Resale            | Special Warranty Deed | \$391,600 | \$174  | \$363K |
| Sep 12, 2019 | Recorded document | Trustees Deed         |           |        |        |
| Jun 5, 2014  | Resale            | Warranty Deed         | \$265,000 | \$118  | \$252K |
| Feb 9, 2000  | Resale            | Grant Deed            | \$61,500  | \$27   | \$207K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Boyette Springs Elementary School | Elementary | PK–5   | 1.4 mi   |
| Rodgers Middle Magnet School      | Middle     | 6–8    | 1.5 mi   |
| Riverview High School             | High       | 9–12   | 1.7 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|