

Single Family Residence

RESIDENTIAL

12544 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$630,037 TopHap Estimate · \$205 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,069 ft²

LIVING AREA

0.42 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$630K

\$595K low

\$665K high

Last Sale

\$355,000 · Jun 25, 2019

Est. Owner Equity

\$246,037

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$6,530 (2025)
Assessed Value	\$366,817
Previous Assessed	\$356,479
Assessor Market Value	\$503,947

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.42
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Porch · 244 ft²

CLIMATE RISK

39
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 30, 2026	Financing	Mortgage			\$138K
Aug 28, 2020	Quitclaim	Quit Claim Transfer			
Jun 21, 2019	Resale	Warranty Deed	\$355,000	\$116	\$337K
Dec 3, 1998	Resale	Grant Deed	\$31,600	\$10	
Nov 21, 1998	Resale	Grant Deed	\$45,000	\$15	\$192K

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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