

Single Family Residence

RESIDENTIAL

12606 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$679,935

TopHap Estimate · \$202 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,372 ft²

LIVING AREA

0.23 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$680K

\$642K low

\$718K high

Last Sale

\$680,000 · Jun 11, 2026

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$4,429 (2025)
Assessed Value	\$251,712
Previous Assessed	\$244,618
Assessor Market Value	\$489,130

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.23
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Patio · 593 ft²

Porch · 220 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 9, 2026	Resale	Warranty Deed	\$680,000	\$202	\$680K
Jul 14, 2015	Quitclaim	Quit Claim Transfer			
Feb 22, 2002	Resale	Grant Deed	\$36,000	\$11	
Feb 22, 2002	Resale	Grant Deed	\$64,500	\$19	\$257K

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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