

Single Family Residence **RESIDENTIAL**

12608 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$612,942 TopHap Estimate · \$187 / ft² · confidence 95 · as of Jul 14, 2026

5

BEDS

3

BATHS

3,274 ft²

LIVING AREA

0.44 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$613K

\$582K low

\$644K high

Last Sale

\$274,000 · Nov 21, 2003

Est. Owner Equity

\$296,942

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax

\$4,561 (2025)

Assessed Value

\$258,966

Previous Assessed

\$251,668

Assessor Market Value

\$524,128

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 774 ft²

Porch · 238 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
Nov 22, 2021	Financing	Intrafamily Transfer			\$200K
Nov 21, 2003	Resale	Grant Deed	\$274,000	\$84	\$140K
Sep 12, 2002	Recorded document	Grant Deed			
Mar 15, 2002	Resale	Grant Deed	\$69,500	\$21	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.2 mi
Rodgers Middle Magnet School	Middle	6–8	1.4 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
--------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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