

Single Family Residence **RESIDENTIAL**

12610 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$539,065 TopHap Estimate · \$202 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,665 ft²
LIVING AREA

0.43 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$539K

\$513K low

\$565K high

Last Sale

\$234,000 · Aug 2, 2001

Est. Owner Equity

\$133,465

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax

\$4,343 (2025)

Assessed Value

\$244,489

Previous Assessed

\$237,599

Assessor Market Value

\$494,382

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.43
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 725 ft²

Porch · 409 ft²

CLIMATE RISK

1 FLOOD	33 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2023	Financing	Intrafamily Transfer			
Aug 2, 2001	Resale	Grant Deed	\$234,000	\$88	\$211K
Jul 5, 2000	Resale	Grant Deed	\$42,800	\$16	

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	1.7 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

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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