

Single Family Residence

RESIDENTIAL

12612 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$549,894 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,782 ft²

LIVING AREA

0.92 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$550K

\$522K low

\$578K high

Last Sale

\$376,000 · Aug 30, 2019

Est. Owner Equity

\$54,894

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$4,732 (2025)

Assessed Value

\$270,801

Previous Assessed

\$263,169

Assessor Market Value

\$503,389

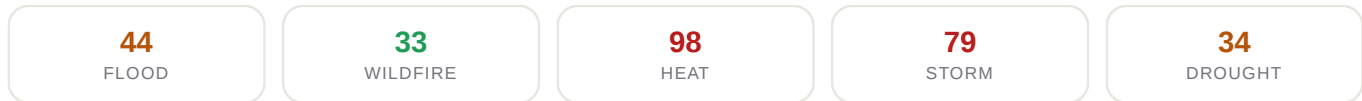
PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.92
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 124 ft²

Porch · 406 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 12, 2024	Financing	Intrafamily Transfer			
Aug 26, 2019	Resale	Warranty Deed	\$376,000	\$135	\$376K

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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