

Single Family Residence **RESIDENTIAL**

12505 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$564,447 TopHap Estimate · \$212 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,661 ft²

LIVING AREA

0.32 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$564K

\$537K low

\$592K high

Last Sale

\$398,000 · Jul 1, 2021

Est. Owner Equity

\$564,447

TAX & ASSESSMENT

Property Tax	\$8,679 (2025)
Assessed Value	\$482,101
Previous Assessed	\$468,514
Assessor Market Value	\$488,843

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.32
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Patio · 256 ft²

Porch · 783 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 30, 2021	Resale	Warranty Deed	\$398,000	\$150	\$299K
Aug 3, 2001	Resale	Grant Deed	\$229,800	\$86	\$140K
Dec 27, 2000	Resale	Grant Deed	\$37,000	\$14	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.4 mi

Riverview High School	High	9–12	1.7 mi
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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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