

Single Family Residence **RESIDENTIAL**

12616 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$597,268 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,872 ft²

LIVING AREA

3.59 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$597K

\$569K low

\$626K high

Last Sale

\$55,000 · Oct 11, 1999

Est. Owner Equity

\$381,268

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$4,712 (2025)
Assessed Value	\$268,527
Previous Assessed	\$260,959
Assessor Market Value	\$555,182

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	3.59
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Patio · 100 ft²

Porch · 406 ft²

CLIMATE RISK

38

FLOOD

32

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 12, 2016	Quitclaim	Quit Claim Transfer			
Oct 11, 1999	Resale	Grant Deed	\$55,000	\$19	\$216K

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	1.6 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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