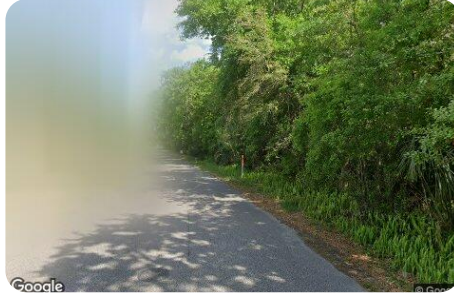


Single Family Residence **RESIDENTIAL**

12503 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$544,640 TopHap Estimate · \$189 / ft² · confidence 95 · as of Jul 14, 2026



5
BEDS

3
BATHS

2,883 ft²
LIVING AREA

0.94 ac
LOT SIZE

2004
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$545K

\$517K low

\$572K high

Last Sale

\$610,000 · Aug 12, 2022

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$4,379 (2025)
Assessed Value	\$249,009
Previous Assessed	\$241,991
Assessor Market Value	\$482,358

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.94
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 60 ft²

Porch · 260 ft²

CLIMATE RISK

39

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 4, 2022	Resale	Warranty Deed	\$610,000	\$212	\$580K
Oct 7, 2004	Resale	Warranty Deed	\$316,000	\$110	\$300K
Apr 1, 2003	Resale	Grant Deed	\$36,000	\$12	
Jan 14, 2003	Resale	Grant Deed	\$30,300	\$11	\$198K

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

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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