

Single Family Residence **RESIDENTIAL**

12618 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$543,581 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,742 ft²

LIVING AREA

0.23 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$544K

\$519K low

\$569K high

Last Sale

\$475,000 · May 17, 2023

Est. Owner Equity

\$92,331

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$7,307 (2025)
Assessed Value	\$411,924
Previous Assessed	\$411,924
Assessor Market Value	\$411,924

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 466 ft²

CLIMATE RISK

1 FLOOD	32 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
May 16, 2023	Resale	Warranty Deed	\$475,000	\$173	\$451K
Oct 6, 2003	Resale	Grant Deed	\$235,000	\$86	\$145K
Sep 25, 2001	Resale	Grant Deed	\$217,500	\$79	\$207K
Aug 2, 2000	Resale	Grant Deed	\$85,500	\$31	

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



Index values: 100 = US average; lower is better.

OWNERSHIP

