

Single Family Residence **RESIDENTIAL**

12605 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$504,897 TopHap Estimate · \$222 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,277 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$505K

\$481K low

\$529K high

Last Sale

\$475,000 · Jun 17, 2022

Est. Owner Equity

\$304,897

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$5,310 (2025)
Assessed Value	\$297,475
Previous Assessed	\$289,091
Assessor Market Value	\$408,847

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

Patio · 648 ft²

Porch · 279 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
Aug 17, 2023	Financing	Intrafamily Transfer			
Jun 17, 2022	Resale	Warranty Deed	\$475,000	\$209	\$200K
May 5, 2015	Resale	Special Warranty Deed	\$225,000	\$99	\$179K
Sep 16, 2014	Foreclosure sale	Trustees Deed	\$176,707	\$78	
Sep 25, 2008	Quitclaim	Quit Claim Transfer			
Jun 13, 2003	Resale	Grant Deed	\$203,900	\$90	\$163K
May 20, 2002	Resale	Grant Deed	\$34,000	\$15	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.5 mi
Riverview High School	High	9–12	1.8 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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