

Single Family Residence **RESIDENTIAL**

12512 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$621,390 TopHap Estimate · \$205 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,028 ft²

LIVING AREA

0.34 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$621K

\$587K low

\$656K high

Last Sale

\$349,000 · Mar 7, 2017

Est. Owner Equity

\$305,390

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$5,858 (2025)
Assessed Value	\$330,025
Previous Assessed	\$320,724
Assessor Market Value	\$511,415

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.34
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 708 ft²

Porch · 687 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
Mar 1, 2017	Resale	Warranty Deed	\$349,000	\$115	\$279K
Aug 24, 2006	Resale	Warranty Deed	\$449,000	\$148	
Aug 25, 2006	Resale	Corporation Deed	\$449,000	\$148	\$349K
Dec 13, 2004	Resale	Warranty Deed	\$327,000	\$108	\$262K
May 13, 2004	Non-arms-length	Grant Deed	\$193,800	\$64	\$250K
Oct 28, 2002	Resale	Grant Deed	\$245,000	\$81	\$196K
Jun 26, 2001	Resale	Grant Deed	\$230,000	\$76	\$184K
Jun 14, 2000	Resale	Grant Deed	\$38,500	\$13	

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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