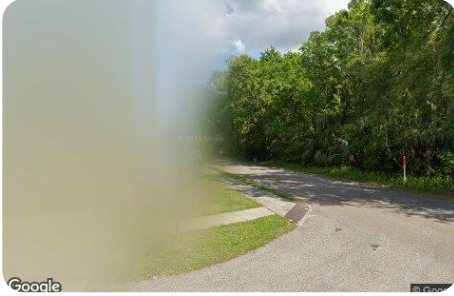


Single Family Residence **RESIDENTIAL**

12508 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$544,364 TopHap Estimate · \$223 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,445 ft²

LIVING AREA

0.34 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$544K

\$512K low

\$577K high

Last Sale

\$320,000 · Aug 21, 2015

Est. Owner Equity

\$256,364

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$5,273 (2025)
Assessed Value	\$295,480
Previous Assessed	\$287,153
Assessor Market Value	\$459,389

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	Yes

Patio · 622 ft²

Porch · 244 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, 2015	Resale	Warranty Deed	\$320,000	\$131	\$288K
Jun 15, 2012	Resale	Warranty Deed	\$280,000	\$115	\$275K
Aug 27, 2008	Resale	Warranty Deed	\$322,000	\$132	\$258K
Nov 2, 2002	Resale	Grant Deed	\$237,000	\$97	\$37K
Dec 20, 2001	Resale	Grant Deed	\$231,400	\$95	\$220K
Jul 11, 2001	Resale	Grant Deed	\$39,300	\$16	

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	1.7 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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