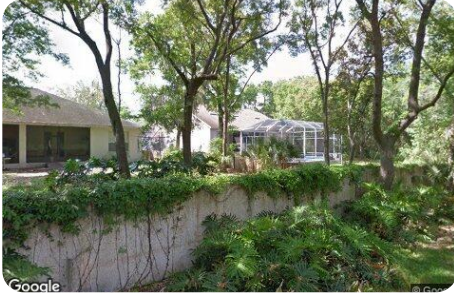


Single Family Residence **RESIDENTIAL**

12526 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$536,945 TopHap Estimate · \$244 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,203 ft²

LIVING AREA

0.58 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$537K

\$505K low

\$569K high

Last Sale

\$600,000 · Jun 8, 2022

Est. Owner Equity

\$536,945

TAX & ASSESSMENT

Property Tax	\$9,788 (2025)
Assessed Value	\$503,553
Previous Assessed	\$466,718
Assessor Market Value	\$503,553

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.58
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

Patio · 157 ft²

Porch · 273 ft²

CLIMATE RISK

16

FLOOD

32

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 2, 2022	Resale	Warranty Deed	\$600,000	\$272	
Dec 3, 2021	Resale	Warranty Deed	\$392,000	\$178	\$333K
Jan 27, 2017	Resale	Warranty Deed	\$258,500	\$117	\$247K
Oct 3, 2006	Quitclaim	Quit Claim Transfer			
May 31, 2006	Resale	Warranty Deed	\$356,500	\$162	
Aug 18, 2003	Resale	Grant Deed	\$248,900	\$113	\$252K
Oct 25, 2000	Resale	Trustees Deed	\$36,000	\$16	

Oct 25, 2000	Resale	Grant Deed	\$54,500	\$25	\$212K
--------------	--------	------------	----------	------	--------

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.4 mi
Rodgers Middle Magnet School	Middle	6–8	1.6 mi
Riverview High School	High	9–12	1.9 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
-------------------	----------------------	----------------------	-------------------------	------------------	-----------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------