

Single Family Residence **RESIDENTIAL**

12514 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$493,520 TopHap Estimate · \$217 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,276 ft²
LIVING AREA

0.34 ac
LOT SIZE

2000
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$494K

\$468K low

\$519K high

Last Sale

\$575,000 · Jun 21, 2022

Est. Owner Equity

\$493,520

TAX & ASSESSMENT

Property Tax	\$643 (2025)
Assessed Value	\$357,464
Previous Assessed	\$347,390
Assessor Market Value	\$446,779

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 · 270 ft²

Porch · 276 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
Jun 21, 2022	Resale	Warranty Deed	\$575,000	\$253	\$525K
May 14, 2018	Resale	Warranty Deed	\$309,900	\$136	\$310K
Apr 21, 2011	Resale	Warranty Deed	\$239,900	\$105	\$248K
Aug 27, 2004	Resale	Warranty Deed	\$275,000	\$121	\$175K
Jul 26, 2000	Resale	Grant Deed	\$47,357	\$21	\$178K
Jul 26, 2000	Resale	Trustees Deed	\$38,500	\$17	

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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