

Single Family Residence **RESIDENTIAL**

12521 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$626,712 TopHap Estimate · \$204 / ft² · confidence 93 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,069 ft²
LIVING AREA

0.24 ac
LOT SIZE

2000
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$627K

\$585K low

\$668K high

Last Sale

\$623,000 · Aug 30, 2024

Est. Owner Equity

\$328,712

Loan-to-Value

47%

TAX & ASSESSMENT

Property Tax	\$9,081 (2025)
Assessed Value	\$464,823
Previous Assessed	\$451,917
Assessor Market Value	\$464,823

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
Fireplace	Yes
Pool	Yes

Patio · 580 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 26, 2024	Resale	Warranty Deed	\$623,000	\$203	\$298K
Oct 25, 2021	Resale	Warranty Deed	\$550,000	\$179	\$325K
Mar 31, 2005	Resale	Warranty Deed	\$369,900	\$121	\$250K
Oct 22, 2001	Resale	Grant Deed	\$212,500	\$69	
Nov 22, 1999	Resale	Grant Deed	\$33,400	\$11	

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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