

Single Family Residence

RESIDENTIAL

12522 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$709,919

TopHap Estimate · \$207 / ft² · confidence 95 · as of Jul 14, 2026



6

BEDS

5

BATHS

3,429 ft²

LIVING AREA

0.34 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$710K

\$671K low

\$749K high

Last Sale

\$405,000 · Aug 2, 2018

Est. Owner Equity

\$281,919

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$6,992 (2025)
Assessed Value	\$392,136
Previous Assessed	\$381,085
Assessor Market Value	\$538,142

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
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Pool house

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 2, 2018	Resale	Warranty Deed	\$405,000	\$118	\$320K
Feb 18, 2015	Resale	Warranty Deed	\$329,900	\$96	\$337K
Sep 4, 2009	Resale	Warranty Deed	\$264,000	\$77	\$264K
Mar 31, 2005	Recorded document	Warranty Deed			
Mar 31, 2005	Resale	Warranty Deed	\$406,000	\$118	\$325K
Aug 26, 2003	Resale	Grant Deed	\$306,300	\$89	\$291K
Nov 23, 1999	Resale	Grant Deed	\$51,500	\$15	\$196K
Nov 23, 1999	Resale	Trustees Deed	\$37,900	\$11	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.6 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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