

Single Family Residence **RESIDENTIAL**

12523 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$526,276 TopHap Estimate · \$229 / ft² · confidence 87 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,301 ft²

LIVING AREA

0.24 ac

LOT SIZE

2002

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$526K

\$458K low

\$594K high

Last Sale

\$525,000 · May 6, 2025

Est. Owner Equity

\$16,276

Loan-to-Value

97%

TAX & ASSESSMENT

Property Tax	\$6,453 (2025)
Assessed Value	\$362,611
Previous Assessed	\$352,392
Assessor Market Value	\$412,466

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 · 550 ft²

Porch · 233 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
Apr 30, 2025	Resale	Warranty Deed	\$525,000	\$228	\$510K
Nov 25, 2020	Resale	Warranty Deed	\$365,000	\$159	
May 23, 2017	Resale	Warranty Deed	\$280,000	\$122	\$275K
Mar 31, 2005	Resale	Warranty Deed	\$287,000	\$125	\$230K
Feb 22, 2002	Resale	Grant Deed	\$63,500	\$28	\$189K
Feb 22, 2002	Resale	Grant Deed	\$34,500	\$15	

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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