

Single Family Residence

**RESIDENTIAL**

# 12530 RIVER BIRCH DR

RIVERVIEW, FL 33569

**\$624,051** TopHap Estimate · \$208 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,994 ft<sup>2</sup>**

LIVING AREA

**0.65 ac**

LOT SIZE

**2002**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$624K**

\$589K low

\$659K high

Last Sale

**\$299,900 · Nov 24, 2015**

Est. Owner Equity

**\$314,255**

Loan-to-Value

**50%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,815 (2025) |
| Assessed Value        | \$382,473      |
| Previous Assessed     | \$371,694      |
| Assessor Market Value | \$569,135      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.65                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | Pool W/Hot Tub/Spa                    |

Porch · 292 ft²

## CLIMATE RISK

**83**  
FLOOD

**32**  
WILDFIRE

**98**  
HEAT

**79**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 13, 2015 | Resale | Warranty Deed | \$299,900 | \$100  | \$310K |
| Dec 3, 2004  | Resale | Warranty Deed | \$327,000 | \$109  | \$261K |
| Jun 9, 2001  | Resale | Grant Deed    | \$22,000  | \$7    |        |

## 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 | 1.9 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>275</div> <div>AIR POLLUTION</div> | <div>32,078</div> <div>POPULATION</div> | <div>\$92K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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