

Single Family Residence

RESIDENTIAL

12518 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$641,794 TopHap Estimate · \$191 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,354 ft²

LIVING AREA

0.4 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$642K

\$602K low

\$681K high

Last Sale

\$337,300 · Feb 5, 2013

Est. Owner Equity

\$190,094

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$597 (2025)
Assessed Value	\$323,501
Previous Assessed	\$314,384
Assessor Market Value	\$532,310

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.40
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Deck · 520 ft²

Patio · 520 ft²

Porch · 405 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
Jan 24, 2013	Resale	Warranty Deed	\$337,300	\$101	\$337K
Jul 10, 2003	Resale	Grant Deed	\$287,900	\$86	\$274K
Feb 9, 2000	Resale	Grant Deed	\$38,300	\$11	
Dec 20, 1999	Resale	Grant Deed	\$63,300	\$19	\$247K
Dec 20, 1999	Resale	Trustees Deed	\$38,000	\$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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