

Single Family Residence

RESIDENTIAL

12603 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$562,515 TopHap Estimate · \$188 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,000 ft²

LIVING AREA

0.25 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$563K

\$534K low

\$591K high

Last Sale

\$259,000 · Apr 10, 2003

Est. Owner Equity

\$137,306

Loan-to-Value

77%

TAX & ASSESSMENT

Property Tax	\$4,312 (2025)
Assessed Value	\$242,800
Previous Assessed	\$235,957
Assessor Market Value	\$473,447

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.25
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 1,007 ft²

Porch · 398 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
Feb 25, 2005	Quitclaim	Quit Claim Transfer			
Apr 10, 2003	Resale	Grant Deed	\$259,000	\$86	\$233K
Jul 9, 2001	Resale	Grant Deed	\$218,700	\$73	\$208K
Jun 28, 2000	Resale	Grant Deed	\$59,000	\$20	

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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