

Single Family Residence **RESIDENTIAL**

# 12607 RIVER BIRCH DR

RIVERVIEW, FL 33569

**\$491,012** TopHap Estimate · \$165 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**4**  
BEDS

**3**  
BATHS

**2,972 ft<sup>2</sup>**  
LIVING AREA

**0.24 ac**  
LOT SIZE

**2003**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$491K**

\$467K low

\$515K high

Last Sale

**\$270,000 · Feb 16, 2009**

Est. Owner Equity

**\$288,576**

Loan-to-Value

**42%**

## TAX & ASSESSMENT

Property Tax

**\$3,542 (2025)**

Assessed Value

**\$203,117**

Previous Assessed

**\$197,393**

Assessor Market Value

**\$455,325**

## 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                               |
| Pool          | Yes                                   |

Patio · 152 ft²

Porch · 266 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 32<br>WILDFIRE | 98<br>HEAT | 79<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|--------|---------------|-----------|--------|--------|
| Feb 3, 2009  | Resale | Warranty Deed | \$270,000 | \$91   | \$216K |
| Feb 3, 2003  | Resale | Grant Deed    | \$64,500  | \$22   | \$254K |
| Dec 30, 2002 | Resale | Grant Deed    | \$34,000  | \$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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <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 |
|-----------|----------------|