

Single Family Residence **RESIDENTIAL**

12620 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$661,920 TopHap Estimate · \$196 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,376 ft²

LIVING AREA

0.29 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$662K

\$623K low

\$701K high

Last Sale

\$358,000 · Jul 6, 2016

Est. Owner Equity

\$541,920

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$5,896 (2025)
Assessed Value	\$332,090
Previous Assessed	\$322,731
Assessor Market Value	\$486,306

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.29
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Yes

Porch · 377 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
May 14, 2026	Financing	Mortgage			\$120K
Jun 29, 2016	Resale	Warranty Deed	\$358,000	\$106	\$322K
Oct 13, 2010	Resale	Warranty Deed	\$281,000	\$83	\$225K
Mar 21, 2003	Resale	Grant Deed	\$253,400	\$75	\$211K
Sep 24, 2002	Resale	Grant Deed	\$31,500	\$9	

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	1.7 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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