

Single Family Residence

RESIDENTIAL

12538 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$570,516

TopHap Estimate · \$166 / ft² · confidence 94 · as of Jul 14, 2026



6

BEDS

4

BATHS

3,436 ft²

LIVING AREA

0.34 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$571K

\$536K low

\$605K high

Last Sale

\$69,500 · Jan 3, 2003

Est. Owner Equity

\$185,516

Loan-to-Value

72%

TAX & ASSESSMENT

Property Tax	\$4,482 (2025)
Assessed Value	\$254,624
Previous Assessed	\$247,448
Assessor Market Value	\$518,207

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.34
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 238 ft²

CLIMATE RISK

81
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

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

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.2 mi
Rodgers Middle Magnet School	Middle	6–8	1.5 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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