

Single Family Residence **RESIDENTIAL**

12601 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$510,293 TopHap Estimate · \$209 / ft² · confidence 94 · as of Jun 23, 2026



4

BEDS

3

BATHS

2,445 ft²

LIVING AREA

0.35 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$510K

\$480K low

\$541K high

Last Sale

\$195,500 · Jun 4, 2002

Est. Owner Equity

\$294,293

Loan-to-Value

42%

TAX & ASSESSMENT

Property Tax	\$6,386 (2025)
Assessed Value	\$356,456
Previous Assessed	\$346,410
Assessor Market Value	\$460,623

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.35
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 346 ft²

CLIMATE RISK

1 FLOOD	32 WILDFIRE	98 HEAT	79 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 4, 2002	Resale	Grant Deed	\$195,500	\$80	\$186K
Oct 15, 1998	Resale	Grant Deed	\$31,400	\$13	
Oct 14, 1998	Resale	Grant Deed	\$45,000	\$18	\$150K

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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