

Single Family Residence

RESIDENTIAL

12609 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$707,798 TopHap Estimate · \$206 / ft² · confidence 94 · as of Jul 14, 2026

6

BEDS

4

BATHS

3,436 ft²

LIVING AREA

0.24 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$708K

\$667K low

\$749K high

Last Sale

\$389,000 · Feb 1, 2020

Est. Owner Equity

\$396,598

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax

\$6,929 (2025)

Assessed Value

\$388,711

Previous Assessed

\$377,756

Assessor Market Value

\$512,309

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 · 178 ft²

Porch · 238 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
Jan 21, 2020	Resale	Warranty Deed	\$389,000	\$113	\$311K
Dec 30, 2002	Resale	Grant Deed	\$34,000	\$10	
Dec 30, 2002	Resale	Grant Deed	\$62,500	\$18	\$254K

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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