

Single Family Residence

RESIDENTIAL

12611 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$470,216 TopHap Estimate · \$167 / ft² · confidence 91 · as of Jul 14, 2026

4

BEDS

3

BATHS

2,820 ft²

LIVING AREA

0.26 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$470K

\$426K low

\$514K high

Last Sale

\$468,900 · Apr 30, 2025

Est. Owner Equity

\$71,651

Loan-to-Value

85%

TAX & ASSESSMENT

Property Tax

\$3,346 (2025)

Assessed Value

\$194,905

Previous Assessed

\$189,412

Assessor Market Value

\$428,615

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.26
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 120 ft²

Porch · 202 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
Apr 25, 2025	Resale	Warranty Deed	\$468,900	\$166	\$399K
Feb 6, 2017	Resale	Grant Deed	\$285,000	\$101	
Jun 20, 2016	Non-arms-length	Trustees Deed	\$200,100	\$71	
Jun 30, 2015	Quitclaim	Quit Claim Transfer			
Jan 9, 2015	Non-arms-length	Trustees Deed	\$31,100	\$11	
Jan 5, 2015	Quitclaim	Quit Claim Transfer			
Oct 25, 2002	Resale	Grant Deed	\$30,000	\$11	
Oct 18, 2002	Resale	Grant Deed	\$65,500	\$23	\$203K

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.

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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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