

Single Family Residence **RESIDENTIAL**

12519 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$559,900 TopHap Estimate · \$207 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,701 ft²

LIVING AREA

0.3 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$560K

\$530K low

\$590K high

Last Sale

\$365,000 · Jun 12, 2018

Est. Owner Equity

\$559,900

TAX & ASSESSMENT

Property Tax	\$9,272 (2025)
Assessed Value	\$474,982
Previous Assessed	\$474,982
Assessor Market Value	\$474,982

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.30
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	Spa/Hot Tub (Only)

Deck

Patio · 407 ft²

Porch · 259 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
Jun 1, 2018	Resale	Warranty Deed	\$365,000	\$135	
Feb 20, 2001	Resale	Grant Deed	\$67,500	\$25	\$243K
Feb 20, 2001	Resale	Trustees Deed	\$35,500	\$13	

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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------