

Single Family Residence **RESIDENTIAL**

12534 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$488,463 TopHap Estimate · \$216 / ft² · confidence 94 · as of Jun 23, 2026



3
BEDS

2
BATHS

2,264 ft²
LIVING AREA

0.34 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$488K

\$459K low

\$518K high

Last Sale

\$215,000 · Feb 28, 2013

Est. Owner Equity

\$166,368

Loan-to-Value

66%

TAX & ASSESSMENT

Property Tax	\$8,614 (2025)
Assessed Value	\$440,918
Previous Assessed	\$441,494
Assessor Market Value	\$440,918

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	Pool W/Hot Tub/Spa

Porch · 200 ft²

CLIMATE RISK

77
FLOOD

32
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Feb 25, 2013	Resale	Special Warranty Deed	\$215,000	\$95	\$222K
Aug 24, 2012	Recorded document	Grant Deed			
Jul 26, 2012	Non-arms-length	Trustees Deed	\$155,000	\$68	
Oct 3, 2006	Financing	Intrafamily Transfer			\$251K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.6 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.

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	Absentee owner
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