

Single Family Residence **RESIDENTIAL**

12517 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$556,476 TopHap Estimate · \$206 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,705 ft²

LIVING AREA

0.24 ac

LOT SIZE

2001

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$556K

\$528K low

\$585K high

Last Sale

\$299,000 · Feb 2, 2012

Est. Owner Equity

\$43,976

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,264 (2025)
Assessed Value	\$294,959
Previous Assessed	\$286,646
Assessor Market Value	\$492,731

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.24
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Patio · 389 ft²

Porch · 259 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 27, 2026	Financing	Intrafamily Transfer			
Feb 23, 2017	Non-arms-length	Warranty Deed	\$129,500	\$48	\$310K
Jan 26, 2012	Resale	Warranty Deed	\$299,000	\$111	\$299K
Dec 14, 2010	Resale	Warranty Deed	\$290,000	\$107	\$208K
Apr 25, 2007	Quitclaim	Quit Claim Transfer			
Mar 6, 2001	Resale	Trustees Deed	\$34,000	\$13	
Mar 6, 2001	Resale	Grant Deed	\$65,500	\$24	\$224K

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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