

Single Family Residence **RESIDENTIAL**

# 12537 RIVER BIRCH DR

RIVERVIEW, FL 33569

**\$494,953** TopHap Estimate · \$220 / ft² · confidence 98 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**2,247 ft²**

LIVING AREA

**0.29 ac**

LOT SIZE

**1999**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$495K**

\$485K low

\$504K high

Last Sale

**\$495,000 · Jun 17, 2026**

Est. Owner Equity

**\$0**

Loan-to-Value

**100%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,393 (2025) |
| Assessed Value        | \$304,538      |
| Previous Assessed     | \$295,955      |
| Assessor Market Value | \$371,970      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | HILLSBOROUGH            |
| Lot (acres)   | 0.28                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Patio · 57 ft²

Porch · 282 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 32<br>WILDFIRE | 98<br>HEAT | 79<br>STORM | 34<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jun 12, 2026 | Resale    | Warranty Deed       | \$495,000 | \$220  | \$495K |
| Aug 7, 2023  | Resale    | Warranty Deed       | \$480,000 | \$214  | \$453K |
| Aug 5, 2021  | Resale    | Warranty Deed       | \$387,000 | \$172  | \$363K |
| Jul 3, 2008  | Quitclaim | Quit Claim Transfer |           |        |        |
| Oct 6, 2005  | Resale    | Warranty Deed       | \$277,500 | \$123  | \$222K |
| Apr 14, 1999 | Resale    | Grant Deed          | \$168,900 | \$75   | \$152K |
| Sep 14, 1998 | Resale    | Grant Deed          | \$31,200  | \$14   |        |

## 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>65</b><br>CRIME INDEX | <b>275</b><br>AIR POLLUTION | <b>32,078</b><br>POPULATION | <b>\$92K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|