

Single Family Residence **RESIDENTIAL**

12510 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$533,138 TopHap Estimate · \$193 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,762 ft²

LIVING AREA

0.34 ac

LOT SIZE

2003

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$533K

\$506K low

\$560K high

Last Sale

\$387,900 · Sep 28, 2005

Est. Owner Equity

\$326,607

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$4,328 (2025)
Assessed Value	\$243,700
Previous Assessed	\$236,832
Assessor Market Value	\$486,853

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	Yes

Patio · 387 ft²

Porch · 395 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
Sep 12, 2005	Resale	Warranty Deed	\$387,900	\$140	\$260K
Sep 18, 2003	Resale	Grant Deed	\$272,000	\$98	\$258K
Aug 23, 2002	Resale	Grant Deed	\$105,000	\$38	
Jul 18, 2000	Resale	Grant Deed	\$39,000	\$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

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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