

Single Family Residence **RESIDENTIAL**

12502 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$602,966 TopHap Estimate · \$220 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,745 ft²

LIVING AREA

2.1 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$603K

\$553K low

\$653K high

Last Sale

\$255,500 · Jun 6, 2000

Est. Owner Equity

\$502,966

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$4,835 (2025)
Assessed Value	\$271,483
Previous Assessed	\$263,832
Assessor Market Value	\$558,410

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	2.10
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa

Porch · 404 ft²

CLIMATE RISK

56
FLOOD

31
WILDFIRE

98
HEAT

79
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 6, 2000	Resale	Grant Deed	\$255,500	\$93	\$100K
Jan 7, 2000	Resale	Grant Deed	\$49,600	\$18	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.4 mi
Rodgers Middle Magnet School	Middle	6–8	1.4 mi
Riverview High School	High	9–12	1.6 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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