

Single Family Residence

RESIDENTIAL

# 12511 RIVER BIRCH DR

RIVERVIEW, FL 33569

**\$492,184** TopHap Estimate · \$222 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026

**4**

BEDS

**3**

BATHS

**2,220 ft<sup>2</sup>**

LIVING AREA

**0.26 ac**

LOT SIZE

**2000**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$492K**

\$466K low

\$518K high

Last Sale

\$275,000 · Nov 29, 2016

Est. Owner Equity

\$232,722

Loan-to-Value

52%

## TAX & ASSESSMENT

Property Tax

\$4,703 (2025)

Assessed Value

\$266,768

Previous Assessed

\$259,250

Assessor Market Value

\$410,203

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.26                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | Yes                                   |

Patio · 98 ft²

Porch · 276 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   |
|--------------|--------|---------------|-----------|--------|--------|
| Nov 23, 2016 | Resale | Warranty Deed | \$275,000 | \$124  | \$259K |
| May 30, 2000 | Resale | Grant Deed    | \$51,500  | \$23   | \$167K |
| May 30, 2000 | Resale | Trustees Deed | \$30,800  | \$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 | <b>Owner occupied</b> |
|-----------|-----------------------|