

Single Family Residence **RESIDENTIAL**

12524 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$564,539 TopHap Estimate · \$184 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

3

BATHS

3,069 ft²

LIVING AREA

0.37 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$565K

\$536K low

\$593K high

Last Sale

\$310,000 · Feb 13, 2018

Est. Owner Equity

\$255,560

Loan-to-Value

55%

TAX & ASSESSMENT

Property Tax	\$5,804 (2025)
Assessed Value	\$327,046
Previous Assessed	\$317,829
Assessor Market Value	\$507,238

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.37
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Yes

Porch · 244 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
Feb 9, 2017	Resale	Warranty Deed	\$310,000	\$101	\$295K
Feb 24, 2000	Resale	Grant Deed	\$51,500	\$17	\$223K
Feb 24, 2000	Resale	Trustees Deed	\$38,400	\$13	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.3 mi
Rodgers Middle Magnet School	Middle	6–8	1.6 mi
Riverview High School	High	9–12	1.9 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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