

Single Family Residence **RESIDENTIAL**

12540 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$486,929 TopHap Estimate · \$217 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,247 ft²

LIVING AREA

0.53 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$487K

\$452K low

\$522K high

Last Sale

\$33,300 · Sep 14, 1998

Est. Owner Equity

\$278,179

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$3,588 (2025)
Assessed Value	\$210,671
Previous Assessed	\$204,734
Assessor Market Value	\$452,354

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.53
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 594 ft²

Porch · 282 ft²

CLIMATE RISK

96

FLOOD

32

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 4, 2023	Financing	Intrafamily Transfer			
Apr 1, 1999	Non-arms-length	Grant Deed	\$169,000	\$75	\$135K
Sep 14, 1998	Resale	Grant Deed	\$33,300	\$15	\$56K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Boyette Springs Elementary School	Elementary	PK–5	1.2 mi
Rodgers Middle Magnet School	Middle	6–8	1.5 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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