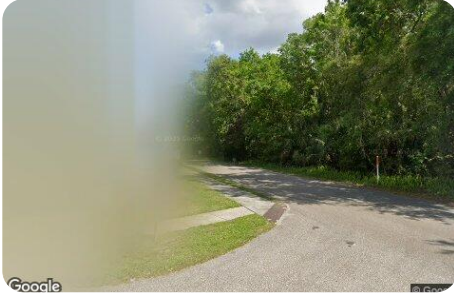


Single Family Residence **RESIDENTIAL**

12506 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$564,829 TopHap Estimate · \$208 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,716 ft²

LIVING AREA

0.34 ac

LOT SIZE

2000

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$565K

\$537K low

\$593K high

Last Sale

\$370,000 · Feb 1, 2021

Est. Owner Equity

\$564,829

TAX & ASSESSMENT

Property Tax	\$8,596 (2025)
Assessed Value	\$477,516
Previous Assessed	\$464,058
Assessor Market Value	\$484,459

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	Pool W/Hot Tub/Spa

Patio · 356 ft²

Porch · 404 ft²

CLIMATE RISK

1

FLOOD

31

WILDFIRE

98

HEAT

79

STORM

34

DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 29, 2021	Financing	Correction Deed			
Jan 29, 2021	Financing	Correction Deed			
Feb 1, 2021	Resale	Warranty Deed	\$370,000	\$136	
Feb 1, 2021	Resale	Warranty Deed	\$370,000	\$136	
May 12, 2016	Quitclaim	Quit Claim Transfer			
Apr 24, 2000	Resale	Grant Deed	\$247,500	\$91	\$198K

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	1.7 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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