

Single Family Residence **RESIDENTIAL**

12513 RIVER BIRCH DR

RIVERVIEW, FL 33569

\$621,177 TopHap Estimate · \$198 / ft² · confidence 95 · as of Jul 14, 2026

4
BEDS

4
BATHS

3,139 ft²
LIVING AREA

0.24 ac
LOT SIZE

2001
YEAR BUILT

2
STORIES

2
PARKING

VALUATION

\$621K

\$590K low

\$652K high

Last Sale

\$347,500 · Jul 9, 2015

Est. Owner Equity

\$349,827

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax

\$597 (2025)

Assessed Value

\$396,741

Previous Assessed

\$385,560

Assessor Market Value

\$529,053

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.23
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Patio · 384 ft²

Porch · 226 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
Mar 16, 2026	Financing	Intrafamily Transfer			
Jul 2, 2015	Resale	Warranty Deed	\$347,500	\$111	\$271K
Jul 6, 2012	Resale	Grant Deed	\$340,000	\$108	\$347K
Dec 30, 2011	Resale	Warranty Deed	\$250,000	\$80	
Oct 28, 2011	Foreclosure sale	Trustees Deed	\$10,100	\$3	
Feb 16, 2006	Resale	Warranty Deed	\$435,000	\$139	\$348K
Apr 6, 2001	Resale	Grant Deed	\$64,500	\$21	\$216K
Apr 6, 2001	Resale	Grant Deed	\$31,300	\$10	

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

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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