

Townhouse **RESIDENTIAL**

12613 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$261,355 TopHap Estimate · \$155 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,688 ft²
LIVING AREA

2016
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$261K

\$251K low

\$271K high

Last Sale

\$275,000 · Nov 22, 2021

Est. Owner Equity

\$55,105

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$5,776 (2025)
Assessed Value	\$238,915
Previous Assessed	\$243,476
Assessor Market Value	\$238,915

PROPERTY FACTS

Property Type	Townhouse
County	Hillsborough
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 205 ft²

CLIMATE RISK

1
FLOOD

27
WILDFIRE

97
HEAT

84
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2021	Resale	Warranty Deed	\$275,000	\$163	
Jul 29, 2016	Resale	Special Warranty Deed	\$174,990	\$104	\$142K
Jul 30, 2013	Resale	Grant Deed	\$1,680,000	\$995	
Sep 24, 2012	Recorded document	Trustees Deed	\$100	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Collins PK-8 School	Elementary	PK–8	1.1 mi
East Bay High School	High	9–12	2.0 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K MEDIAN IN-COME	73°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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