

Townhouse **RESIDENTIAL**

12615 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$266,048 TopHap Estimate · \$158 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,688 ft²

LIVING AREA

2016

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$266K

\$253K low

\$279K high

Last Sale

\$241,500 · Aug 5, 2021

Est. Owner Equity

\$24,109

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$5,028 (2025)
Assessed Value	\$239,707
Previous Assessed	\$236,769
Assessor Market Value	\$239,707

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 28, 2021	Resale	Warranty Deed	\$241,500	\$143	\$242K
Sep 28, 2016	Resale	Special Warranty Deed	\$177,600	\$105	\$174K
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	Owner occupied
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