

Townhouse **RESIDENTIAL**

12617 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$264,643 TopHap Estimate · \$157 / 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

\$265K

\$253K low

\$276K high

Last Sale

\$326,000 · Sep 12, 2022

Est. Owner Equity

\$0

Loan-to-Value

112%

TAX & ASSESSMENT

Property Tax

\$4,922 (2025)

Assessed Value

\$238,915

Previous Assessed

\$235,998

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	26 WILDFIRE	97 HEAT	84 STORM	29 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 9, 2022	Resale	Warranty Deed	\$326,000	\$193	\$293K
Sep 30, 2016	Resale	Grant Deed	\$174,990	\$104	\$168K
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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

Index values: 100 = US average; lower is better.

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------