

Townhouse **RESIDENTIAL**

12621 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$274,626 TopHap Estimate · \$154 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,789 ft²

LIVING AREA

2016

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$275K

\$259K low

\$291K high

Last Sale

\$320,000 · Aug 8, 2023

Est. Owner Equity

\$274,626

TAX & ASSESSMENT

Property Tax	\$8,694 (2025)
Assessed Value	\$253,599
Previous Assessed	\$258,650
Assessor Market Value	\$253,599

PROPERTY FACTS

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

Porch · 185 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
Aug 7, 2023	Resale	Warranty Deed	\$320,000	\$179	\$314K
Jul 15, 2016	Resale	Special Warranty Deed	\$190,740	\$107	\$149K
Jul 30, 2013	Resale	Grant Deed	\$1,680,000	\$939	
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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