

Townhouse **RESIDENTIAL**

12631 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$258,311 TopHap Estimate · \$153 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,688 ft²

LIVING AREA

2014

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$258K

\$248K low

\$269K high

Last Sale

\$185,000 · Sep 21, 2018

Est. Owner Equity

\$82,311

Loan-to-Value

68%

TAX & ASSESSMENT

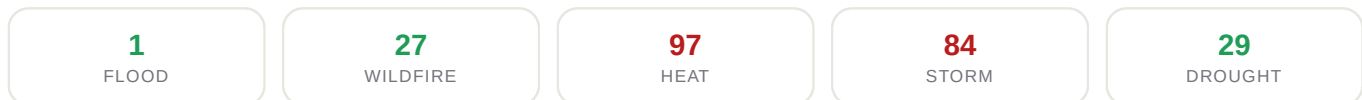
Property Tax	\$3,651 (2025)
Assessed Value	\$164,272
Previous Assessed	\$159,642
Assessor Market Value	\$238,925

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 14, 2018	Resale	Warranty Deed	\$185,000	\$110	\$179K
Mar 14, 2017	Resale	Warranty Deed	\$177,500	\$105	
Nov 21, 2014	Resale	Warranty Deed	\$167,990	\$100	
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
-----------	-----------------------