

Townhouse **RESIDENTIAL**

12752 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$258,049 TopHap Estimate · \$153 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,688 ft²

LIVING AREA

2014

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$258K

\$246K low

\$270K high

Last Sale

\$172,990 · Oct 15, 2014

Est. Owner Equity

\$158,049

Loan-to-Value

39%

TAX & ASSESSMENT

Property Tax	\$5,862 (2025)
Assessed Value	\$243,646
Previous Assessed	\$247,699
Assessor Market Value	\$243,646

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

28
WILDFIRE

97
HEAT

84
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 10, 2014	Resale	Warranty Deed	\$172,990	\$102	\$177K
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	1.9 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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