

Townhouse

RESIDENTIAL

12750 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$282,430 TopHap Estimate · \$158 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,789 ft²

LIVING AREA

2014

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$282K

\$273K low

\$292K high

Last Sale

\$195,010 · Apr 7, 2014

Est. Owner Equity

\$42,430

Loan-to-Value

89%

TAX & ASSESSMENT

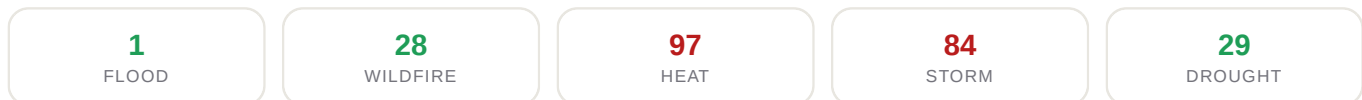
Property Tax	\$6,140 (2025)
Assessed Value	\$258,859
Previous Assessed	\$263,374
Assessor Market Value	\$258,859

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



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 15, 2022	Quitclaim	Quit Claim Transfer			
Jun 9, 2022	Quitclaim	Quit Claim Transfer			\$240K
Mar 28, 2014	Resale	Warranty Deed	\$195,010	\$109	\$195K
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	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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	----------------