

Townhouse **RESIDENTIAL**

12711 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$278,562 TopHap Estimate · \$156 / ft² · confidence 94 · as of Jun 23, 2026



3

BEDS

3

BATHS

1,789 ft²

LIVING AREA

2014

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$279K

\$262K low

\$295K high

Last Sale

\$243,000 · Aug 3, 2021

Est. Owner Equity

\$253,502

Loan-to-Value

9%

TAX & ASSESSMENT

Property Tax	\$4,294 (2025)
Assessed Value	\$199,479
Previous Assessed	\$193,857
Assessor Market Value	\$253,525

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
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 26, 2021	Resale	Warranty Deed	\$243,000	\$136	\$239K
Jun 13, 2018	Resale	Warranty Deed	\$188,000	\$105	
Sep 22, 2014	Resale	Warranty Deed	\$180,000	\$101	\$184K
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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