

Townhouse **RESIDENTIAL**

12713 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$263,220 TopHap Estimate · \$156 / 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

\$263K

\$253K low

\$273K high

Last Sale

\$270,000 · Oct 6, 2021

Est. Owner Equity

\$47,220

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax

\$4,887 (2025)

Assessed Value

\$231,979

Previous Assessed

\$225,441

Assessor Market Value

\$237,841

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	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
Dec 18, 2024	Financing	Intrafamily Transfer			
Feb 2, 2022	Financing	Intrafamily Transfer			
Sep 28, 2021	Resale	Warranty Deed	\$270,000	\$160	\$216K
Mar 27, 2015	Resale	Warranty Deed	\$159,990	\$95	\$157K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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