

Townhouse **RESIDENTIAL**

# 12715 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

**\$258,963** TopHap Estimate · \$153 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**1,688 ft<sup>2</sup>**

LIVING AREA

**2014**

YEAR BUILT

**2**

STORIES

**1**

PARKING

## VALUATION

**\$259K**

\$249K low

\$268K high

Last Sale

**\$192,500 · Nov 6, 2020**

Est. Owner Equity

**\$104,963**

Loan-to-Value

**62%**

## TAX & ASSESSMENT

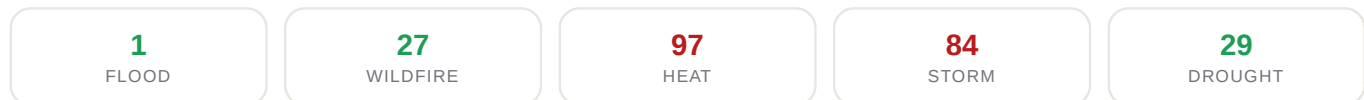
|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,862 (2025) |
| Assessed Value        | \$121,063      |
| Previous Assessed     | \$117,651      |
| Assessor Market Value | \$238,641      |

## 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   |
|--------------|-------------------|---------------|-------------|--------|--------|
| Oct 23, 2020 | Resale            | Warranty Deed | \$192,500   | \$114  | \$154K |
| Mar 6, 2015  | Resale            | Warranty Deed | \$159,990   | \$95   | \$144K |
| 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

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>255</b><br>AIR POLLUTION | <b>62,982</b><br>POPULATION | <b>\$74K</b><br>MEDIAN IN-COME | <b>73°F</b><br>AVG TEMP | <b>66%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|