

Townhouse **RESIDENTIAL**

12729 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$258,178 TopHap Estimate · \$153 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

3

BATHS

1,688 ft²

LIVING AREA

2014

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$258K

\$249K low

\$267K high

Last Sale

\$173,000 · May 5, 2014

Est. Owner Equity

\$96,578

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$3,577 (2025)
Assessed Value	\$160,240
Previous Assessed	\$155,724
Assessor Market Value	\$238,724

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

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 29, 2014	Resale	Warranty Deed	\$173,000	\$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
--------------------------------------	---	---	--	-------------------------------------	------------------------------------

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

| OWNERSHIP

Occupancy	Owner occupied
-----------	----------------