

Townhouse **RESIDENTIAL**

12731 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$263,054 TopHap Estimate · \$156 / ft² · confidence 93 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,688 ft²
LIVING AREA

2014
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$263K

\$246K low

\$281K high

Last Sale

\$305,000 · Dec 18, 2023

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$5,010 (2025)
Assessed Value	\$238,724
Previous Assessed	\$238,724
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

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 12, 2023	Resale	Warranty Deed	\$305,000	\$181	\$268K
Mar 15, 2023	Resale	Warranty Deed	\$295,000	\$175	
Mar 18, 2020	Resale	Warranty Deed	\$182,000	\$108	\$179K
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
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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