

Townhouse **RESIDENTIAL**

12735 LEXINGTON RIDGE ST

RIVERVIEW, FL 33578

\$262,161 TopHap Estimate · \$155 / 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

\$262K

\$252K low

\$272K high

Last Sale

\$255,000 · Jul 22, 2021

Est. Owner Equity

\$262,161

TAX & ASSESSMENT

Property Tax	\$4,910 (2025)
Assessed Value	\$233,267
Previous Assessed	\$226,693
Assessor Market Value	\$239,057

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

28
WILDFIRE

97
HEAT

84
STORM

29
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 22, 2021	Resale	Warranty Deed	\$255,000	\$151	
Feb 26, 2018	Resale	Warranty Deed	\$177,500	\$105	\$174K
May 9, 2014	Resale	Warranty Deed	\$171,215	\$101	\$175K
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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