

Single Family Residence **RESIDENTIAL**

13104 FENNWAY RIDGE DR

RIVERVIEW, FL 33579

\$271,240 TopHap Estimate · \$262 / ft² · confidence 96 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,036 ft²
LIVING AREA

3,850 ft²
LOT SIZE

2000
YEAR BUILT

1
STORIES

1
PARKING

VALUATION

\$271K

\$260K low

\$282K high

Last Sale

\$104,000 · Dec 3, 2003

Est. Owner Equity

\$177,640

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$1,250 (2025)
Assessed Value	\$69,319
Previous Assessed	\$67,365
Assessor Market Value	\$176,635

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.09
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Patio · 192 ft²

Porch · 25 ft²

CLIMATE RISK

1 FLOOD	20 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
Apr 16, 2024	Financing	Intrafamily Transfer			
Dec 3, 2003	Resale	Grant Deed	\$104,000	\$100	\$94K
Jan 3, 2003	Resale	Grant Deed	\$93,000	\$90	\$88K
Mar 27, 2000	Resale	Grant Deed	\$82,000	\$79	\$82K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summerfield Crossings Elementary School	Elementary	PK–5	0.5 mi
East Bay High School	High	9–12	2.2 mi
Eisenhower Middle School	Middle	6–8	2.4 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 33579

33 CRIME INDEX	274 AIR POLLUTION	49,771 POPULATION	\$102K 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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