

Single Family Residence **RESIDENTIAL**

12956 FENNWAY RIDGE DR

RIVERVIEW, FL 33579

\$295,527 TopHap Estimate · \$195 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,518 ft²
LIVING AREA

0.11 ac
LOT SIZE

2003
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$296K

\$281K low

\$310K high

Last Sale

\$233,000 · Feb 25, 2021

Est. Owner Equity

\$55,527

Loan-to-Value

81%

TAX & ASSESSMENT

Property Tax	\$4,673 (2025)
Assessed Value	\$219,214
Previous Assessed	\$221,144
Assessor Market Value	\$219,214

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.11
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 57 ft²

CLIMATE RISK

1 FLOOD	24 WILDFIRE	97 HEAT	84 STORM	29 DROUGHT
------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2026	Financing	Mortgage			\$240K
Feb 24, 2021	Resale	Warranty Deed	\$233,000	\$153	\$210K
Feb 24, 2021	Resale	Warranty Deed	\$233,000	\$153	\$210K
Sep 10, 2015	Resale	Warranty Deed	\$145,000	\$96	\$142K
Jan 13, 2009	Recorded document	Trustees Deed			
Aug 18, 2003	Resale	Grant Deed	\$135,400	\$89	\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summerfield Crossings Elementary School	Elementary	PK–5	0.3 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
--------------------------	-----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

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