

Single Family Residence **RESIDENTIAL**

# 12901 FENNWAY RIDGE DR

RIVERVIEW, FL 33579

**\$284,765** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**3**  
BEDS

**3**  
BATHS

**1,518 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2004**  
YEAR BUILT

**2**  
STORIES

**1**  
PARKING

## VALUATION

**\$285K**

\$269K low

\$301K high

Last Sale

**\$215,000 · Jul 27, 2020**

Est. Owner Equity

**\$73,660**

Loan-to-Value

**73%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,251 (2025) |
| Assessed Value        | \$182,783      |
| Previous Assessed     | \$177,632      |
| Assessor Market Value | \$240,562      |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.14                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Pool          | No                                    |

Porch · 54 ft²

## CLIMATE RISK

|            |                |            |             |               |
|------------|----------------|------------|-------------|---------------|
| 1<br>FLOOD | 22<br>WILDFIRE | 97<br>HEAT | 84<br>STORM | 29<br>DROUGHT |
|------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Jul 16, 2020 | Resale    | Grant Deed          | \$215,000 | \$142  | \$211K |
| Aug 14, 2012 | Quitclaim | Quit Claim Transfer |           |        | \$141K |
| Aug 14, 2012 | Quitclaim | Quit Claim Transfer |           |        |        |
| Sep 7, 2006  | Quitclaim | Quit Claim Transfer |           |        |        |
| Apr 29, 2005 | Resale    | Warranty Deed       | \$181,000 | \$119  | \$145K |
| Nov 10, 2004 | Resale    | Grant Deed          | \$153,600 | \$101  | \$123K |

### ASSIGNED SCHOOLS

| SCHOOL                                  | LEVEL      | GRADES | DISTANCE |
|-----------------------------------------|------------|--------|----------|
| Summerfield Crossings Elementary School | Elementary | PK–5   | 0.4 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

|                                      |                                         |                                         |                                             |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>33</div> <div>CRIME INDEX</div> | <div>274</div> <div>AIR POLLUTION</div> | <div>49,771</div> <div>POPULATION</div> | <div>\$102K</div> <div>MEDIAN IN-COME</div> | <div>73°F</div> <div>AVG TEMP</div> | <div>66%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

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

### OWNERSHIP

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