

Single Family Residence **RESIDENTIAL**

12945 FENNWAY RIDGE DR

RIVERVIEW, FL 33579

\$321,484 TopHap Estimate · \$177 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,821 ft²

LIVING AREA

3,850 ft²

LOT SIZE

2003

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$321K

\$304K low

\$339K high

Last Sale

\$143,900 · Oct 23, 2003

Est. Owner Equity

\$206,484

Loan-to-Value

36%

TAX & ASSESSMENT

Property Tax	\$4,672 (2025)
Assessed Value	\$230,550
Previous Assessed	\$232,747
Assessor Market Value	\$230,550

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

Porch · 52 ft²

CLIMATE RISK

1 FLOOD	23 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
Feb 25, 2022	Financing	Intrafamily Transfer			
Feb 25, 2022	Financing	Intrafamily Transfer			
Feb 12, 2013	Quitclaim	Quit Claim Transfer			
Oct 23, 2003	Resale	Grant Deed	\$143,900	\$79	\$115K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Summerfield Crossings Elementary School	Elementary	PK–5	0.4 mi
East Bay High School	High	9–12	2.1 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	Absentee owner
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