

Single Family Residence **RESIDENTIAL**

12949 FENNWAY RIDGE DR

RIVERVIEW, FL 33579

\$312,680 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,736 ft²

LIVING AREA

3,850 ft²

LOT SIZE

2004

YEAR BUILT

2

STORIES

1

PARKING

VALUATION

\$313K

\$294K low

\$331K high

Last Sale

\$187,000 · Jul 24, 2018

Est. Owner Equity

\$125,030

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$2,391 (2025)
Assessed Value	\$135,979
Previous Assessed	\$132,147
Assessor Market Value	\$225,256

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 · 84 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
Jul 16, 2018	Resale	Warranty Deed	\$187,000	\$108	\$178K
Dec 7, 2012	Quitclaim	Quit Claim Transfer			\$99K
Dec 7, 2012	Quitclaim	Quit Claim Transfer			
Dec 13, 2012	Quitclaim	Quit Claim Transfer			
Dec 13, 2012	Quitclaim	Quit Claim Transfer			
Jan 16, 2009	Quitclaim	Quit Claim Transfer			
Apr 18, 2005	Quitclaim	Quit Claim Transfer			

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	Owner occupied
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