

Single Family Residence **RESIDENTIAL**

12946 FENNWAY RIDGE DR

RIVERVIEW, FL 33579

\$266,017 TopHap Estimate · \$175 / ft² · confidence 87 · as of Jul 14, 2026



3
BEDS

3
BATHS

1,518 ft²
LIVING AREA

3,850 ft²
LOT SIZE

2004
YEAR BUILT

2
STORIES

1
PARKING

VALUATION

\$266K

\$231K low

\$301K high

Last Sale

\$275,000 · Apr 23, 2025

Est. Owner Equity

\$26,017

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$4,266 (2025)
Assessed Value	\$208,959
Previous Assessed	\$210,870
Assessor Market Value	\$208,959

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 · 54 ft²

CLIMATE RISK

1

FLOOD

25

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
Apr 21, 2025	Resale	Warranty Deed	\$275,000	\$181	

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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