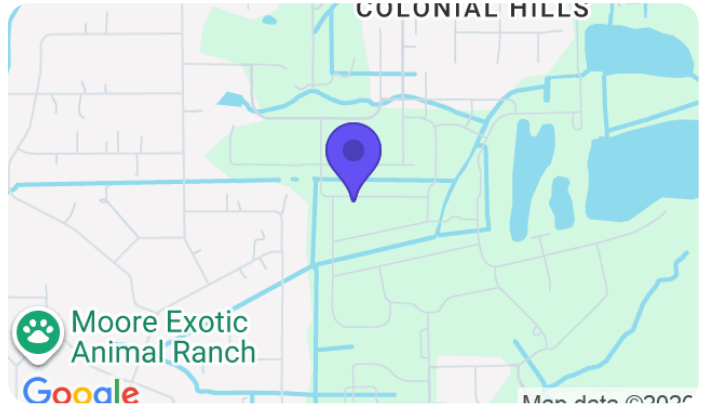


Single Family Residence **RESIDENTIAL**

13223 PEACHLEAF AVE

RIVERVIEW, FL 33579

\$447,145 TopHap Estimate · \$133 / ft² · confidence 92 · as of Jul 14, 2026



6
BEDS

3
BATHS

3,362 ft²
LIVING AREA

0.14 ac
LOT SIZE

2024
YEAR BUILT

2
STORIES

VALUATION

\$447K

\$410K low

\$485K high

Last Sale

\$459,900 · Oct 2, 2024

Est. Owner Equity

\$79,225

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$10,887 (2025)
Assessed Value	\$372,702
Previous Assessed	\$77,040
Assessor Market Value	\$421,513

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

Porch · 98 ft²

CLIMATE RISK

35
FLOOD

41
WILDFIRE

97
HEAT

82
STORM

38
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

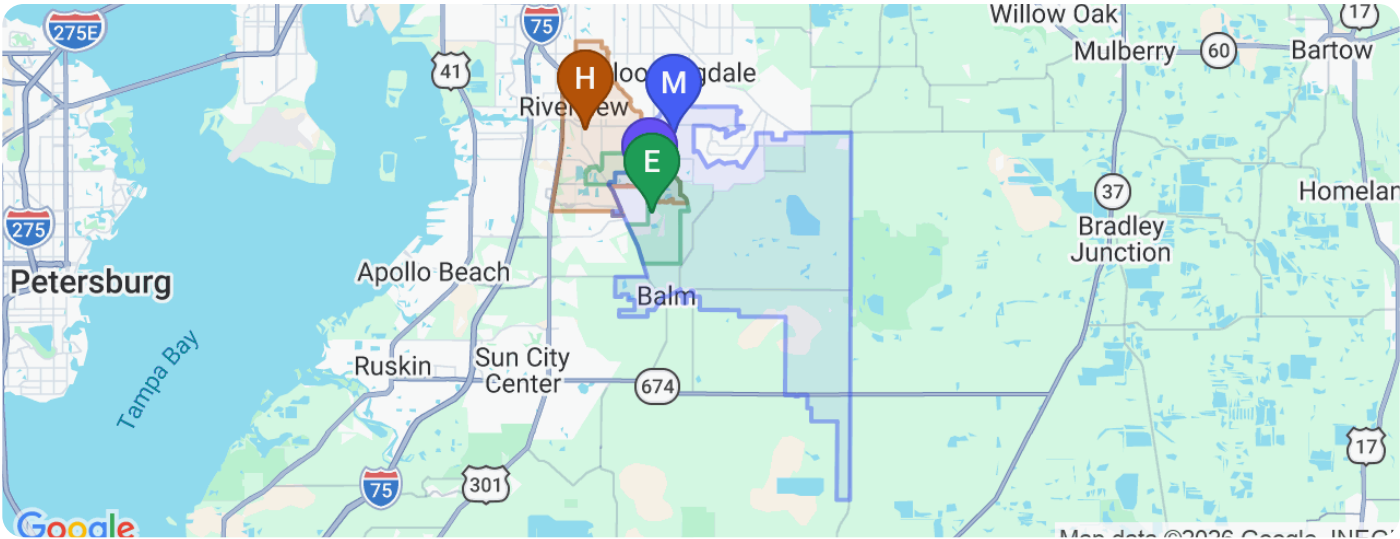
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 27, 2024	Resale	Special Warranty Deed	\$459,900	\$137	\$368K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Warren Hope Dawson Elementary School	Elementary	PK–5	0.6 mi
Glenn H. Barrington Middle School	Middle	6–8	2.6 mi
Riverview High School	High	9–12	3.6 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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