

Single Family Residence **RESIDENTIAL**

# 13404 PRESTWICK DR

RIVERVIEW, FL 33579

**\$303,126** TopHap Estimate · \$239 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,270 ft<sup>2</sup>**

LIVING AREA

**0.14 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$303K**

\$285K low

\$321K high

Est. Owner Equity

**\$303,126**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,886 (2025) |
| Assessed Value        | \$228,760      |
| Previous Assessed     | \$228,760      |
| Assessor Market Value | \$228,760      |

## 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 · 66 ft²

## CLIMATE RISK

**61**  
FLOOD

**29**  
WILDFIRE

**97**  
HEAT

**86**  
STORM

**29**  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                  | PRICE     | \$/FT² | LOAN  |
|--------------|-------------------|-----------------------|-----------|--------|-------|
| Aug 8, 2024  | Financing         | Special Warranty Deed |           |        |       |
| Aug 23, 2017 | Recorded document | Grant Deed            |           |        |       |
| Aug 12, 2014 | Financing         | Special Warranty Deed |           |        |       |
| Jun 8, 2012  | Non-arms-length   | Warranty Deed         | \$90,045  | \$71   |       |
| Apr 30, 2012 | Resale            | Warranty Deed         | \$81,000  | \$64   |       |
| Jul 16, 2002 | Resale            | Grant Deed            | \$109,300 | \$86   | \$98K |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Summerfield Elementary School | Elementary | PK–5   | 0.7 mi   |
| East Bay High School          | High       | 9–12   | 3.9 mi   |
| Eisenhower Middle School      | Middle     | 6–8    | 4.1 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

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

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