

Single Family Residence **RESIDENTIAL**

# 13522 PRESTWICK DR

RIVERVIEW, FL 33579

**\$304,880** TopHap Estimate · \$252 / ft<sup>2</sup> · confidence 95 · as of Jun 23, 2026



**3**

BEDS

**2**

BATHS

**1,208 ft<sup>2</sup>**

LIVING AREA

**0.13 ac**

LOT SIZE

**2002**

YEAR BUILT

**1**

STORIES

**1**

PARKING

## VALUATION

**\$305K**

\$290K low

\$320K high

Last Sale

**\$295,000 · Dec 6, 2021**

Est. Owner Equity

**\$304,880**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,862 (2024) |
| Assessed Value        | \$243,146      |
| Assessor Market Value | \$243,146      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Contemporary            |
| County        | HILLSBOROUGH            |
| Lot (acres)   | 0.13                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Asphalt                 |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 264 ft²

## CLIMATE RISK

**1**  
FLOOD

**31**  
WILDFIRE

**97**  
HEAT

**86**  
STORM

**34**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT² | LOAN   |
|--------------|-----------------|---------------------|-----------|--------|--------|
| Dec 6, 2021  | Resale          | Warranty Deed       | \$295,000 | \$244  |        |
| Mar 2, 2020  | Quitclaim       | Quit Claim Transfer |           |        |        |
| Apr 21, 2014 | Resale          | Warranty Deed       | \$130,000 | \$108  |        |
| Sep 30, 2013 | Quitclaim       | Quit Claim Transfer |           |        |        |
| Sep 16, 2013 | Resale          | Warranty Deed       | \$90,000  | \$75   |        |
| Sep 27, 2005 | Resale          | Warranty Deed       | \$170,000 | \$141  | \$153K |
| Oct 15, 2004 | Non-arms-length | Warranty Deed       | \$24,100  | \$20   | \$36K  |
| Dec 27, 2002 | Resale          | Grant Deed          | \$99,500  | \$82   | \$98K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Summerfield Elementary School | Elementary | PK–5   | 0.5 mi   |
| East Bay High School          | High       | 9–12   | 4.1 mi   |
| Eisenhower Middle School      | Middle     | 6–8    | 4.3 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.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|