

Single Family Residence **RESIDENTIAL**

8819 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$819,266 TopHap Estimate · \$219 / ft² · confidence 95 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,735 ft²

LIVING AREA

0.94 ac

LOT SIZE

1986

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$819K

\$778K low

\$860K high

Last Sale

\$50,000 · Nov 8, 2000

Est. Owner Equity

\$0

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$5,701 (2025)
Assessed Value	\$304,337
Previous Assessed	\$295,760
Assessor Market Value	\$779,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.94
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes
View	Yes - Type Unknown

Patio · 890 ft²

Porch · 682 ft²

Boat access

CLIMATE RISK

93

FLOOD

29

WILDFIRE

98

HEAT

75

STORM

34

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 9, 2010	Quitclaim	Quit Claim Transfer			
Dec 31, 2008	Quitclaim	Quit Claim Transfer			
Nov 5, 2004	Financing	Trustees Deed			\$323K
Nov 8, 2000	Resale	Grant Deed	\$50,000	\$13	\$220K
Dec 30, 1998	Resale	Grant Deed	\$221,000	\$59	\$177K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.7 mi
Riverview Elementary School	Elementary	PK–5	2.5 mi
Don G. Giunta Middle School	Middle	6–8	3.4 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 33578

85 CRIME INDEX	255 AIR POLLUTION	62,982 POPULATION	\$74K 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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