

Single Family Residence **RESIDENTIAL**

8806 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$635,479 TopHap Estimate · \$251 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,528 ft²

LIVING AREA

0.55 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$635K

\$605K low

\$666K high

Last Sale

\$501,000 · Jan 26, 2021

Est. Owner Equity

\$84,529

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$10,233 (2025)
Assessed Value	\$563,733
Previous Assessed	\$547,845
Assessor Market Value	\$627,770

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 1,034 ft²

CLIMATE RISK

30
FLOOD

30
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 22, 2021	Resale	Warranty Deed	\$501,000	\$198	\$476K
Mar 5, 2009	Quitclaim	Quit Claim Transfer			
Jan 9, 1998	Financing	Grant Deed			\$110K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.5 mi
Riverview Elementary School	Elementary	PK–5	2.3 mi

Don G. Giunta Middle School	Middle	6–8	3.2 mi
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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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