

Single Family Residence **RESIDENTIAL**

8803 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$731,211 TopHap Estimate · \$241 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,029 ft²

LIVING AREA

0.55 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$731K

\$696K low

\$766K high

Last Sale

\$360,000 · Jan 30, 2015

Est. Owner Equity

\$271,212

Loan-to-Value

63%

TAX & ASSESSMENT

Property Tax	\$756 (2025)
Assessed Value	\$327,113
Previous Assessed	\$317,894
Assessor Market Value	\$653,503

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Patio · 320 ft²

Porch · 512 ft²

CLIMATE RISK

42

FLOOD

31

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
Nov 21, 2014	Resale	Warranty Deed	\$359,999	\$119	\$360K
Dec 2, 2002	Quitclaim	Quit Claim Transfer			
Aug 27, 1997	Quitclaim	Quit Claim Transfer			\$85K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.5 mi
Riverview Elementary School	Elementary	PK–5	2.4 mi
Don G. Giunta Middle School	Middle	6–8	3.2 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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