

Single Family Residence

RESIDENTIAL

8912 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$762,102 TopHap Estimate · \$328 / ft² · confidence 72 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,323 ft²

LIVING AREA

0.58 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$762K

\$551K low

\$973K high

Last Sale

\$650,000 · Sep 15, 2005

Est. Owner Equity

\$429,602

Loan-to-Value

44%

TAX & ASSESSMENT

Property Tax	\$7,605 (2024)
Assessed Value	\$453,628
Previous Assessed	\$440,844
Assessor Market Value	\$786,715

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.58
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck · 136 ft²

Patio · 196 ft²

Porch · 709 ft²

Boat access

CLIMATE RISK

100
FLOOD

30
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
Aug 28, 2012	Resale	Warranty Deed	\$350,000	\$151	\$333K
Sep 9, 2005	Recorded document	Warranty Deed			
Aug 2, 2004	Resale	Grant Deed	\$585,000	\$252	\$115K
Oct 12, 2001	Resale	Grant Deed	\$383,000	\$165	
Jul 11, 1997	Resale	Grant Deed	\$275,000	\$118	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.8 mi
Riverview Elementary School	Elementary	PK–5	2.6 mi
Don G. Giunta Middle School	Middle	6–8	3.5 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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