

Single Family Residence **RESIDENTIAL**

8915 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$709,737 TopHap Estimate · \$255 / ft² · confidence 96 · as of Jul 14, 2026



3
BEDS

2
BATHS

2,788 ft²
LIVING AREA

0.95 ac
LOT SIZE

2001
YEAR BUILT

1
STORIES

3
PARKING

VALUATION

\$710K

\$683K low

\$737K high

Last Sale

\$387,000 · Dec 30, 2020

Est. Owner Equity

\$380,787

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$6,402 (2025)
Assessed Value	\$355,076
Previous Assessed	\$345,069
Assessor Market Value	\$641,681

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.95
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Yes - Type Unknown

Porch · 1,360 ft²

CLIMATE RISK

91
FLOOD

32
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
Dec 13, 2023	Financing	Intrafamily Transfer			
Dec 29, 2020	Resale	Warranty Deed	\$387,000	\$139	\$329K
Nov 3, 2017	Resale	Warranty Deed	\$242,000	\$87	
Jan 26, 2017	Quitclaim	Quit Claim Transfer			
Sep 7, 2016	Quitclaim	Quit Claim Transfer	\$128,000	\$46	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.7 mi
Riverview Elementary School	Elementary	PK–5	2.6 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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