

Single Family Residence **RESIDENTIAL**

# 8913 RIVERLACHEN WAY

RIVERVIEW, FL 33578

**\$608,535** TopHap Estimate · \$261 / ft² · confidence 94 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,336 ft²**

LIVING AREA

**0.64 ac**

LOT SIZE

**1992**

YEAR BUILT

**2**

STORIES

**5**

PARKING

## VALUATION

**\$609K**

\$574K low

\$643K high

Last Sale

**\$389,000 · Mar 4, 2020**

Est. Owner Equity

**\$258,435**

Loan-to-Value

**58%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$753 (2025) |
| Assessed Value        | \$518,174    |
| Previous Assessed     | \$503,570    |
| Assessor Market Value | \$609,016    |

## PROPERTY FACTS

|               |                                       |
|---------------|---------------------------------------|
| Property Type | Single Family Residence               |
| Style         | Contemporary                          |
| County        | Hillsborough                          |
| Lot (acres)   | 0.64                                  |
| Construction  | Masonry/Concrete Masonry Units (Cmus) |
| Roof          | Composition Shingle                   |
| Heating       | Central                               |
| Cooling       | Central                               |
| Fireplace     | Yes                                   |
| Pool          | No                                    |
| View          | Yes - Type Unknown                    |

Porch · 872 ft²

Boat access

## 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   |
|--------------|-----------|---------------------|-----------|--------|--------|
| Mar 10, 2023 | Quitclaim | Quit Claim Transfer |           |        |        |
| Feb 28, 2020 | Resale    | Warranty Deed       | \$389,000 | \$167  | \$350K |

## 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<br>CRIME INDEX | 255<br>AIR POLLUTION | 62,982<br>POPULATION | \$74K<br>MEDIAN IN-COME | 73°F<br>AVG TEMP | 66%<br>SUNSHINE |
|-------------------|----------------------|----------------------|-------------------------|------------------|-----------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|