

Single Family Residence **RESIDENTIAL**

8813 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$688,323 TopHap Estimate · \$236 / ft² · confidence 95 · as of Jul 14, 2026



3
BEDS

3
BATHS

2,919 ft²
LIVING AREA

0.48 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$688K

\$651K low

\$726K high

Last Sale

\$100 · Dec 4, 1996

Est. Owner Equity

\$658,323

Loan-to-Value

4%

TAX & ASSESSMENT

Property Tax	\$4,452 (2025)
Assessed Value	\$244,477
Previous Assessed	\$223,606
Assessor Market Value	\$586,681

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.48
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No
View	Yes - Type Unknown

Porch · 1,188 ft²

Boat access

CLIMATE RISK

82
FLOOD

29
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 4, 1996	Quitclaim	Quit Claim Transfer			\$30K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.6 mi
Riverview Elementary School	Elementary	PK–5	2.4 mi
Don G. Giunta Middle School	Middle	6–8	3.3 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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