

Single Family Residence **RESIDENTIAL**

8809 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$689,152 TopHap Estimate · \$245 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,813 ft²

LIVING AREA

0.51 ac

LOT SIZE

1990

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$689K

\$629K low

\$749K high

Last Sale

\$720,000 · Mar 19, 2024

Est. Owner Equity

\$0

Loan-to-Value

106%

TAX & ASSESSMENT

Property Tax	\$10,611 (2025)
Assessed Value	\$581,896
Previous Assessed	\$283,732
Assessor Market Value	\$581,896

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.51
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 · 294 ft²

Porch · 689 ft²

CLIMATE RISK

75
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
Mar 19, 2024	Resale	Warranty Deed	\$720,000	\$256	\$733K
Jan 26, 2017	Resale	Warranty Deed	\$385,000	\$137	\$229K
Nov 17, 2016	Quitclaim	Quit Claim Transfer			
Aug 25, 1997	Resale	Grant Deed	\$200,000	\$71	\$150K

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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