

Single Family Residence **RESIDENTIAL**

8805 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$564,697 TopHap Estimate · \$245 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,305 ft²

LIVING AREA

0.57 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$565K

\$534K low

\$596K high

Est. Owner Equity

\$324,697

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$4,372 (2025)
Assessed Value	\$243,842
Previous Assessed	\$236,970
Assessor Market Value	\$567,567

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.57
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

Porch · 449 ft²

Boat access

CLIMATE RISK

35

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 21, 2025	Financing	Intrafamily Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.5 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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