

Single Family Residence **RESIDENTIAL**

8816 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$637,391 TopHap Estimate · \$229 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,783 ft²

LIVING AREA

0.55 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$637K

\$605K low

\$669K high

Last Sale

\$35,000 · Mar 1, 1988

Est. Owner Equity

\$637,391

TAX & ASSESSMENT

Property Tax	\$4,461 (2025)
Assessed Value	\$244,946
Previous Assessed	\$238,043
Assessor Market Value	\$519,228

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.55
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	No

Porch · 624 ft²

CLIMATE RISK

62
FLOOD

28
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

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	3.4 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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