

Single Family Residence **RESIDENTIAL**

8818 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$553,090 TopHap Estimate · \$228 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,422 ft²

LIVING AREA

0.55 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$553K

\$526K low

\$580K high

Last Sale

\$163,000 · May 7, 1998

Est. Owner Equity

\$303,090

Loan-to-Value

43%

TAX & ASSESSMENT

Property Tax	\$4,081 (2025)
Assessed Value	\$224,118
Previous Assessed	\$217,802
Assessor Market Value	\$480,670

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
Fireplace	Yes
Pool	No

Porch · 324 ft²

CLIMATE RISK

79
FLOOD

28
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 5, 2007	Quitclaim	Quit Claim Transfer			
May 7, 1998	Resale	Trustees Deed	\$163,000	\$67	\$135K
May 7, 1998	Resale	Trustees Deed	\$139,300	\$58	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.7 mi
Riverview Elementary School	Elementary	PK–5	2.4 mi

Don G. Giunta Middle School	Middle	6–8	3.4 mi
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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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