

Single Family Residence

RESIDENTIAL

8820 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$762,517 TopHap Estimate · \$237 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,217 ft²

LIVING AREA

0.44 ac

LOT SIZE

1990

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$763K

\$719K low

\$806K high

Last Sale

\$320,000 · Dec 2, 2015

Est. Owner Equity

\$409,178

Loan-to-Value

48%

TAX & ASSESSMENT

Property Tax	\$707 (2025)
Assessed Value	\$324,399
Previous Assessed	\$315,257
Assessor Market Value	\$550,598

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.44
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No

Porch · 470 ft²

CLIMATE RISK

84 FLOOD	28 WILDFIRE	98 HEAT	75 STORM	34 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 27, 2015	Resale	Warranty Deed	\$320,000	\$99	\$320K
Sep 30, 1997	Resale	Grant Deed	\$180,000	\$56	\$144K

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

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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