

Single Family Residence **RESIDENTIAL**

8814 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$571,529 TopHap Estimate · \$237 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

3

BATHS

2,407 ft²

LIVING AREA

0.55 ac

LOT SIZE

2000

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$572K

\$543K low

\$600K high

Last Sale

\$510,000 · May 21, 2021

Est. Owner Equity

\$0

Loan-to-Value

100%

TAX & ASSESSMENT

Property Tax	\$8,975 (2025)
Assessed Value	\$494,787
Previous Assessed	\$480,843
Assessor Market Value	\$550,804

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.55
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Pool	Pool W/Hot Tub/Spa

Deck · 160 ft²

Patio · 320 ft²

Porch · 939 ft²

CLIMATE RISK

47

FLOOD

30

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
Nov 29, 2023	Financing	Intrafamily Transfer			
May 17, 2021	Resale	Warranty Deed	\$510,000	\$212	\$522K
Apr 27, 1998	Resale	Grant Deed	\$24,000	\$10	

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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