

Single Family Residence **RESIDENTIAL**

8904 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$1,072,246 TopHap Estimate · \$301 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

4

BATHS

3,563 ft²

LIVING AREA

0.87 ac

LOT SIZE

1988

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$1.1M

\$1M low

\$1.1M high

Last Sale

\$538,000 · Mar 24, 2008

Est. Owner Equity

\$536,845

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$9,495 (2025)
Assessed Value	\$520,745
Previous Assessed	\$506,069
Assessor Market Value	\$938,607

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.87
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

Patio · 272 ft²

Porch · 731 ft²

Boat access

CLIMATE RISK

100
FLOOD

28
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
Mar 14, 2008	Resale	Warranty Deed	\$538,000	\$151	\$417K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.8 mi
Riverview Elementary School	Elementary	PK–5	2.5 mi
Don G. Giunta Middle School	Middle	6–8	3.5 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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