

Townhouse

RESIDENTIAL

8806 RIVERSIDE ST

TAMARAC, FL 33321

\$359,750 TopHap Estimate · \$296 / ft² · confidence 93 · as of Jun 23, 2026



2

BEDS

3

BATHS

1,214 ft²

LIVING AREA

962 ft²

LOT SIZE

2005

YEAR BUILT

2

STORIES

VALUATION

\$360K

\$335K low

\$385K high

Last Sale

\$74,000 · May 13, 2011

Est. Owner Equity

\$359,750

TAX & ASSESSMENT

Property Tax	\$6,181 (2024)
Assessed Value	\$303,530
Previous Assessed	\$294,320
Assessor Market Value	\$303,530

PROPERTY FACTS

Property Type	Townhouse
County	Broward
Lot (acres)	0.02
Construction	Concrete
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	None
Cooling	Central
Pool	No

CLIMATE RISK

51 FLOOD	19 WILDFIRE	96 HEAT	59 STORM	30 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 27, 2018	Quitclaim	Quit Claim Transfer			
Apr 25, 2011	Resale	Grant Deed	\$74,000	\$61	
Sep 8, 2010	Recorded document	Trustees Deed			
Jul 29, 2008	Foreclosure sale	Trustees Deed			
May 17, 2005	Resale	Grant Deed	\$192,857	\$159	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Millennium 6-12 Collegiate Academy	Middle	6–8	0.5 mi
Challenger Elementary School	Elementary	KG–5	0.6 mi
J. P. Taravella High School	High	9–12	2.3 mi

District: Broward 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 33321

88 CRIME INDEX	82 AIR POLLUTION	51,224 POPULATION	\$65K MEDIAN IN-COME	74°F AVG TEMP	66% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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