

Townhouse **RESIDENTIAL**

8804 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

Est. Owner Equity

\$359,750

TAX & ASSESSMENT

Property Tax	\$6,635 (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
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 25, 2025	Financing	Correction Deed			
Dec 28, 2015	Resale	Warranty Deed	\$135,000	\$111	
May 12, 2005	Resale	Grant Deed	\$187,143	\$154	\$150K

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
--------------------------	----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------