

Single Family Residence **RESIDENTIAL**

8906 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$969,445 TopHap Estimate · \$364 / ft² · confidence 82 · as of Jul 14, 2026



2
BEDS

2
BATHS

2,666 ft²
LIVING AREA

0.79 ac
LOT SIZE

1994
YEAR BUILT

1
STORIES

4
PARKING

VALUATION

\$969K

\$791K low

\$1.1M high

Last Sale

\$550,000 · Feb 29, 2016

Est. Owner Equity

\$589,695

Loan-to-Value

41%

TAX & ASSESSMENT

Property Tax	\$10,273 (2025)
Assessed Value	\$563,398
Previous Assessed	\$547,520
Assessor Market Value	\$827,578

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.79
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Yes - Type Unknown

Porch · 1,614 ft²

Boat access

CLIMATE RISK

100
FLOOD

29
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
Feb 25, 2016	Resale	Warranty Deed	\$550,000	\$206	\$325K
Feb 11, 2013	Quitclaim	Quit Claim Transfer			
Jul 25, 2005	Resale	Warranty Deed	\$750,000	\$281	\$600K

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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