

Single Family Residence **RESIDENTIAL**

8908 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$551,979 TopHap Estimate · \$278 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,989 ft²

LIVING AREA

0.75 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

4

PARKING

VALUATION

\$552K

\$483K low

\$621K high

Last Sale

\$346,000 · Nov 19, 2013

Est. Owner Equity

\$236,979

Loan-to-Value

57%

TAX & ASSESSMENT

Property Tax	\$7,469 (2025)
Assessed Value	\$413,558
Previous Assessed	\$401,903
Assessor Market Value	\$701,577

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.75
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Yes - Type Unknown

Porch · 408 ft²

CLIMATE RISK

100
FLOOD

30
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
Aug 14, 2017	Quitclaim	Quit Claim Transfer			
Nov 15, 2013	Resale	Warranty Deed	\$346,000	\$174	

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
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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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