

Single Family Residence **RESIDENTIAL**

8910 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$751,331 TopHap Estimate · \$275 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,734 ft²

LIVING AREA

0.63 ac

LOT SIZE

1996

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$751K

\$715K low

\$787K high

Last Sale

\$38,000 · Mar 2, 2005

Est. Owner Equity

\$321,331

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$7,786 (2025)
Assessed Value	\$427,130
Previous Assessed	\$415,092
Assessor Market Value	\$790,523

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.63
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Yes - Type Unknown

Deck · 1,152 ft²

Patio · 1,152 ft²

Porch · 648 ft²

Boat access

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
Oct 28, 2003	Quitclaim	Quit Claim Transfer			\$300K
Sep 18, 1998	Resale	Grant Deed	\$304,500	\$111	\$227K

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	----------------