

Single Family Residence **RESIDENTIAL**

8905 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$1,283,884 TopHap Estimate · \$237 / ft² · confidence 81 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,416 ft²

LIVING AREA

0.94 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$1.3M

\$1M low

\$1.5M high

Last Sale

\$137,000 · Nov 13, 2020

Est. Owner Equity

\$636,884

Loan-to-Value

49%

TAX & ASSESSMENT

Property Tax	\$10,650 (2024)
Assessed Value	\$634,319
Previous Assessed	\$616,442
Assessor Market Value	\$1,230,695

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HILLSBOROUGH
Lot (acres)	0.94
Construction	Frame (Unspecified)
Roof	Asphalt
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No
View	Pond

Porch · 1,786 ft²

CLIMATE RISK

96
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
Feb 14, 2014	Resale	Warranty Deed	\$475,000	\$88	\$417K
May 23, 2013	Resale	Grant Deed	\$405,000	\$75	
Feb 4, 2013	Foreclosure sale	Trustees Deed	\$338,100	\$62	
Jul 26, 2006	Recorded document	Warranty Deed			
Jul 16, 2004	Resale	Grant Deed	\$110,000	\$20	
May 22, 2002	Resale	Grant Deed	\$85,000	\$16	

Sep 19, 2001	Resale	Grant Deed	\$85,000	\$16	\$77K
Oct 27, 2000	Resale	Grant Deed	\$60,000	\$11	
Apr 4, 1996	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.7 mi
Riverview Elementary School	Elementary	PK–5	2.5 mi
Don G. Giunta Middle School	Middle	6–8	3.4 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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