

Single Family Residence **RESIDENTIAL**

8909 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$843,831 TopHap Estimate · \$225 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

4

BATHS

3,755 ft²

LIVING AREA

0.77 ac

LOT SIZE

1994

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$844K

\$797K low

\$891K high

Last Sale

\$400,000 · Aug 26, 2009

Est. Owner Equity

\$523,831

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$5,927 (2025)
Assessed Value	\$325,269
Previous Assessed	\$316,102
Assessor Market Value	\$794,798

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.77
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Patio · 78 ft²

Porch · 1,080 ft²

Boat access

CLIMATE RISK

96
FLOOD

31
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 18, 2009	Resale	Warranty Deed	\$400,000	\$107	\$320K

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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