

Single Family Residence **RESIDENTIAL**

8903 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$793,535 TopHap Estimate · \$264 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

3

BATHS

3,006 ft²

LIVING AREA

0.58 ac

LOT SIZE

1989

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$794K

\$761K low

\$826K high

Last Sale

\$785,000 · Jun 24, 2022

Est. Owner Equity

\$793,535

TAX & ASSESSMENT

Property Tax	\$753 (2025)
Assessed Value	\$602,103
Previous Assessed	\$585,134
Assessor Market Value	\$637,409

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.58
Construction	Masonry/Concrete Masonry Units (Cmus)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Pool W/Hot Tub/Spa
View	Yes - Type Unknown

Porch · 690 ft²

CLIMATE RISK

97
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
Jun 22, 2022	Resale	Warranty Deed	\$785,000	\$261	\$775K
Apr 21, 2014	Resale	Special Warranty Deed	\$351,300	\$117	\$358K
Oct 8, 2013	Foreclosure sale	Trustees Deed	\$221,100	\$74	

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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