

Single Family Residence **RESIDENTIAL**

8812 RIVERLACHEN WAY

RIVERVIEW, FL 33578

\$474,525 TopHap Estimate · \$233 / ft² · confidence 96 · as of Jul 14, 2026



4

BEDS

2

BATHS

2,034 ft²

LIVING AREA

0.55 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$475K

\$455K low

\$494K high

Last Sale

\$205,000 · May 31, 2002

Est. Owner Equity

\$291,725

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$4,491 (2025)
Assessed Value	\$254,100
Previous Assessed	\$246,939
Assessor Market Value	\$488,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	Hillsborough
Lot (acres)	0.55
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

Porch · 220 ft²

CLIMATE RISK

42
FLOOD

31
WILDFIRE

98
HEAT

75
STORM

34
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 28, 2023	Financing	Intrafamily Transfer			
May 31, 2002	Resale	Grant Deed	\$205,000	\$101	\$195K
Aug 29, 2000	Resale	Grant Deed	\$192,000	\$94	\$154K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Spoto High School	High	9–12	1.6 mi
Riverview Elementary School	Elementary	PK–5	2.4 mi

Don G. Giunta Middle School	Middle	6–8	3.3 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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