

Condominium

RESIDENTIAL

446 RIVERS RIDGE CIR

NEWPORT NEWS, VA 23608

\$226,208 TopHap Estimate · \$163 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

1,392 ft²

LIVING AREA

0.3 ac

LOT SIZE

1988

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$226K

\$220K low

\$232K high

Last Sale

\$225,000 · May 7, 2026

Est. Owner Equity

\$12,551

Loan-to-Value

95%

TAX & ASSESSMENT

Property Tax	\$2,610 (2026)
Assessed Value	\$208,700
Previous Assessed	\$196,000
Assessor Market Value	\$208,700

PROPERTY FACTS

Property Type	Condominium
County	NEWPORT NEWS CITY
Lot (acres)	0.30
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Electric
Cooling	Central
Fireplace	Yes
Pool	No

CLIMATE RISK

58
FLOOD

5
WILDFIRE

78
HEAT

80
STORM

19
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 5, 2026	Resale	Bargain And Sale Deed	\$225,000	\$162	\$214K
Dec 19, 2024	Resale	Warranty Deed	\$205,000	\$147	
May 21, 2012	Resale	Grant Deed	\$134,500	\$97	\$131K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lee Hall Elementary School	Elementary	KG–5	1.5 mi
Mary Passage Middle School	Middle	6–8	1.6 mi
Woodside High School	High	9–12	2.2 mi

District: Newport News City Public Schools

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 23608

86 CRIME INDEX	75 AIR POLLUTION	43,314 POPULATION	\$70K MEDIAN IN-COME	59°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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