

Single Family Residence **RESIDENTIAL**

1 RIVERBEND PL

WASHINGTON, MO 63090

\$320,567 TopHap Estimate · \$214 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,498 ft²

LIVING AREA

0.4 ac

LOT SIZE

1966

YEAR BUILT

1

STORIES

6

ROOMS

VALUATION

\$321K

\$310K low

\$331K high

Est. Owner Equity

\$8,327

Loan-to-Value

98%

TAX & ASSESSMENT

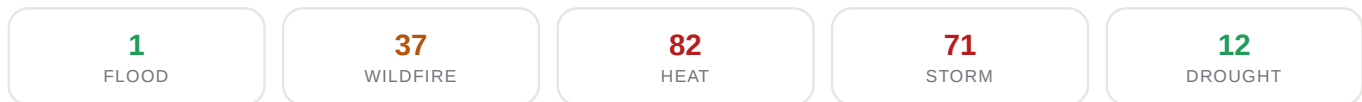
Property Tax	\$1,988 (2025)
Assessed Value	\$37,761
Previous Assessed	\$37,761
Assessor Market Value	\$198,740

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	Franklin
Lot (acres)	0.40
Construction	Frame (Unspecified)
Heating	None
Fireplace	Yes

Patio · 135 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 17, 2026	Financing	Warranty Deed			\$312K
Dec 5, 2014	Financing	Warranty Deed			\$136K
Apr 16, 2010	Financing	Warranty Deed			\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Point Elementary School	Elementary	KG–6	0.1 mi
Washington High School	High	9–12	1.7 mi
Washington Middle School	Middle	7–8	1.7 mi

District: Washington 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 63090

87 CRIME INDEX	75 AIR POLLUTION	23,415 POPULATION	\$86K MEDIAN IN-COME	55°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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