

Single Family Residence **RESIDENTIAL**

# 3113 RIVER RIDGE PL

SAINT CHARLES, MO 63303

**\$429,266** TopHap Estimate · \$186 / ft<sup>2</sup> · confidence 88 · as of Jul 14, 2026



**4**

BEDS

**3.5**

BATHS

**2,308 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1986**

YEAR BUILT

**2**

STORIES

**6**

ROOMS

**2**

PARKING

## VALUATION

**\$429K**

\$376K low

\$482K high

Last Sale

**\$425,000 · May 12, 2025**

Est. Owner Equity

**\$25,516**

Loan-to-Value

**94%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,371 (2025) |
| Assessed Value        | \$72,841       |
| Previous Assessed     | \$72,841       |
| Assessor Market Value | \$383,374      |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Bi-Level                         |
| County        | ST. CHARLES                      |
| Lot (acres)   | 0.24                             |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Garage        | Garage, Attached                 |
| Pool          | No                               |

Patio · 80 ft²

Porch · 273 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|-------------|-----------|----------------------|-------|--------|--------|
| May 6, 2025 | Financing | Intrafamily Transfer |       |        | \$404K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| Barnwell Middle School           | Middle     | 6–8    | 0.8 mi   |
| Becky-David Elementary School    | Elementary | PK–5   | 0.8 mi   |
| Francis Howell North High School | High       | 9–12   | 1.8 mi   |

District: Francis Howell R-III 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 63303

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>109</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>49,284</b><br>POPULATION | <b>\$98K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|