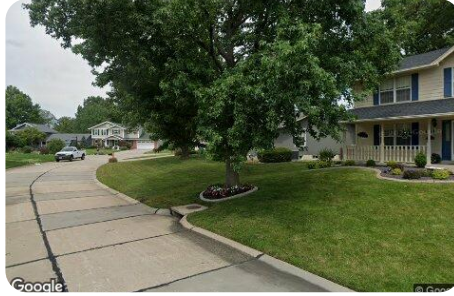


Single Family Residence **RESIDENTIAL**

3116 RIVER RIDGE PL

SAINT CHARLES, MO 63303

\$348,960 TopHap Estimate · \$152 / ft² · confidence 94 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,298 ft²
LIVING AREA

0.23 ac
LOT SIZE

1986
YEAR BUILT

2
STORIES

8
ROOMS

2
PARKING

VALUATION

\$349K

\$327K low

\$371K high

Est. Owner Equity

\$348,960

TAX & ASSESSMENT

Assessed Value	\$75,997
Previous Assessed	\$68,901
Assessor Market Value	\$399,984

PROPERTY FACTS

Property Type	Single Family Residence
Style	Bi-Level
County	ST. CHARLES
Lot (acres)	0.23
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 436 ft²

Porch · 215 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 23, 2013	Quitclaim	Quit Claim Transfer			

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	1.7 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

109 CRIME INDEX	79 AIR POLLUTION	49,284 POPULATION	\$98K MEDIAN IN-COME	55°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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