

Single Family Residence **RESIDENTIAL**

3105 RIVER RIDGE PL

SAINT CHARLES, MO 63303

\$425,090 TopHap Estimate · \$169 / ft² · confidence 95 · as of Jul 14, 2026



4
BEDS

2.5
BATHS

2,518 ft²
LIVING AREA

0.3 ac
LOT SIZE

1986
YEAR BUILT

1
STORIES

8
ROOMS

2
PARKING

VALUATION

\$425K

\$403K low

\$447K high

Last Sale

\$344,400 · Jun 13, 2016

Est. Owner Equity

\$146,090

Loan-to-Value

64%

TAX & ASSESSMENT

Property Tax	\$4,922 (2025)
Assessed Value	\$82,086
Previous Assessed	\$74,694
Assessor Market Value	\$432,033

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	ST. CHARLES
Lot (acres)	0.30
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Attached
Pool	Yes

Patio · 400 ft²

Porch · 194 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 16, 2012	Non-arms-length	Intrafamily Transfer	\$189,900	\$75	\$165K
Dec 8, 2003	Financing	Grant Deed			\$180K
Apr 11, 2002	Quitclaim	Quit Claim Transfer			\$170K
Jul 14, 2000	Financing	Grant Deed			\$127K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Barnwell Middle School	Middle	6–8	0.8 mi
Becky-David Elementary School	Elementary	PK–5	0.9 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

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	Owner occupied
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