

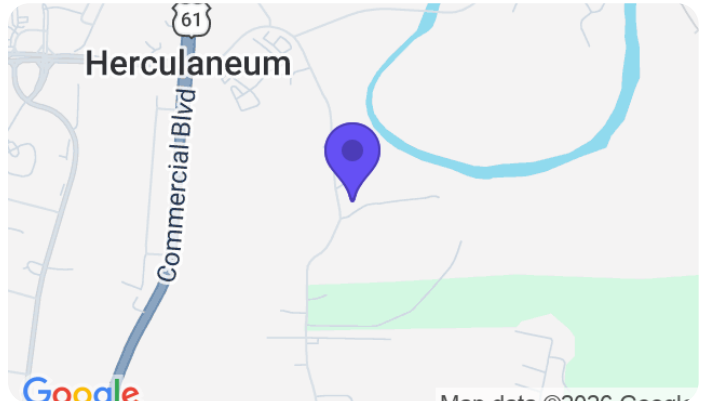
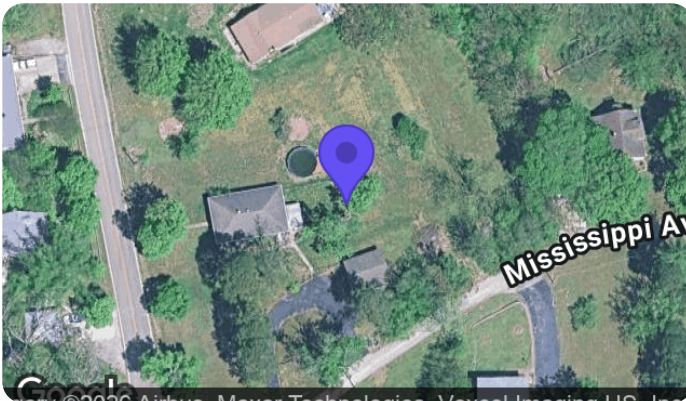
Single Family Residence

RESIDENTIAL

1380 RIVERVIEW DR

FESTUS, MO 63028

\$210,854 TopHap Estimate · \$228 / ft² · confidence 89 · as of Jul 14, 2026



1

BATHS

924 ft²

LIVING AREA

1.5 ac

LOT SIZE

1940

YEAR BUILT

1

STORIES

VALUATION

\$211K

\$188K low

\$234K high

Last Sale

\$140,000 · Jul 16, 2026

Est. Owner Equity

\$177,117

Loan-to-Value

16%

TAX & ASSESSMENT

Property Tax	\$1,000 (2025)
Assessed Value	\$16,100
Previous Assessed	\$15,700
Assessor Market Value	\$84,700

PROPERTY FACTS

Property Type	Single Family Residence
County	JEFFERSON
Lot (acres)	1.50
Construction	Frame (Unspecified)
Foundation	No Foundation
Heating	Yes
Garage	Garage, Detached
Pool	No

Patio · 208 ft²

Porch · 420 ft²

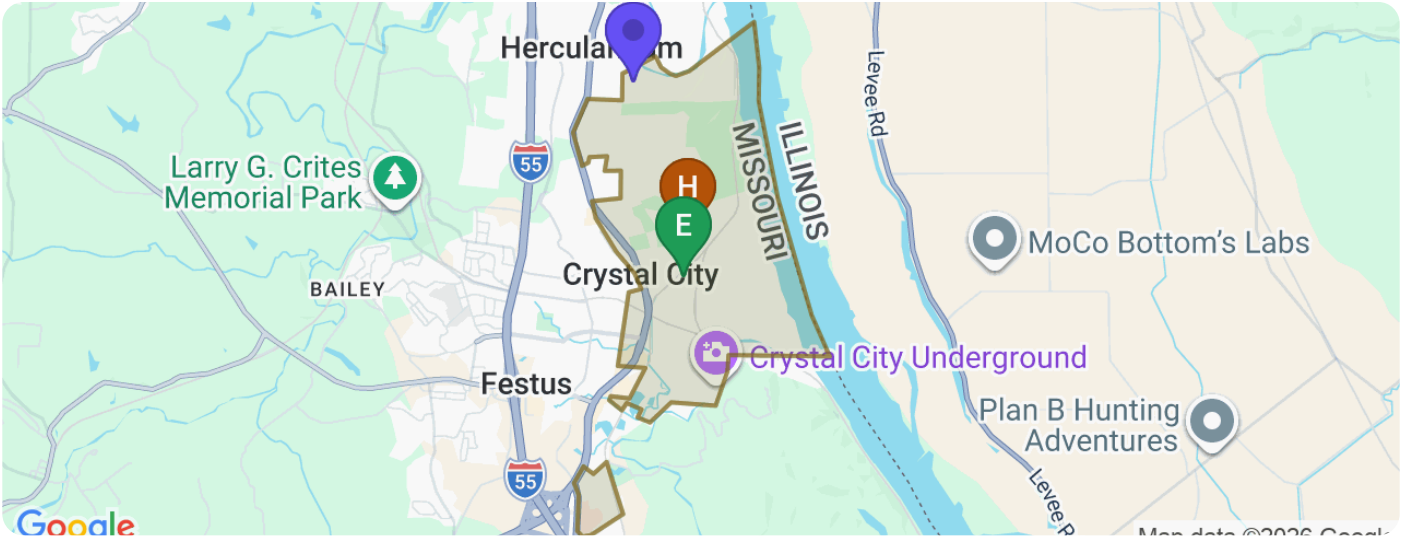
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 27, 2026	Resale	Warranty Deed	\$140,000	\$152	
Jan 20, 2023	Financing	Affidavit Of Death Of Joint Tenant			\$35K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Crystal City High School	High	9–12	1.4 mi
Crystal City Elementary School	Elementary	KG–8	1.7 mi

District: Crystal City 47 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 63028

96 CRIME INDEX	87 AIR POLLUTION	29,841 POPULATION	\$74K 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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