

Single Family Residence **RESIDENTIAL**

471 RIVERVIEW DR

LABADIE, MO 63055

\$494,178 TopHap Estimate · \$301 / ft² · confidence 87 · as of Jun 23, 2026

3
BEDS

1
BATHS

1,640 ft²
LIVING AREA

2.4 ac
LOT SIZE

1996
YEAR BUILT

1
STORIES

6
ROOMS

VALUATION

\$494K

\$430K low

\$558K high

Last Sale

\$460,000 · Nov 4, 2024

Est. Owner Equity

\$323,664

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$2,833 (2025)
Assessed Value	\$39,687
Previous Assessed	\$35,155
Assessor Market Value	\$209,090

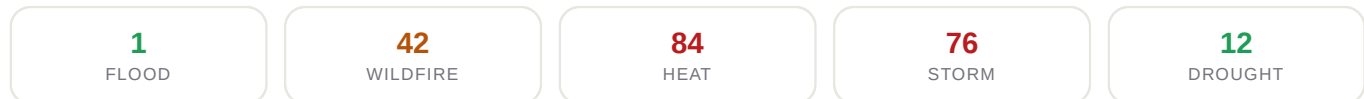
PROPERTY FACTS

Property Type	Single Family Residence
County	FRANKLIN
Lot (acres)	2.40
Construction	Frame (Unspecified)
Fireplace	Yes
Pool	No

Deck

Patio · 240 ft²

CLIMATE RISK



Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 8, 2019	Financing	Warranty Deed			\$175K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Labadie Elementary School	Elementary	KG–6	1.1 mi
Washington High School	High	9–12	9.0 mi
Washington Middle School	Middle	7–8	9.0 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.

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 NEIGHBORHOOD · ZIP 63055

72 CRIME INDEX	79 AIR POLLUTION	3,170 POPULATION	\$93K MEDIAN IN-COME	55°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

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 OWNERSHIP

Occupancy	Owner occupied
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