

Single Family Residence **RESIDENTIAL**

7 RIVERBEND PL

WASHINGTON, MO 63090

\$320,864 TopHap Estimate · \$154 / ft² · confidence 93 · as of Jul 14, 2026



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3

BEDS

2

BATHS

2,087 ft²

LIVING AREA

0.3 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

7

ROOMS

VALUATION

\$321K

\$298K low

\$344K high

Est. Owner Equity

\$215,864

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$2,361 (2025)
Assessed Value	\$42,324
Previous Assessed	\$39,182
Assessor Market Value	\$222,760

PROPERTY FACTS

Property Type	Single Family Residence
Style	A-Frame
County	Franklin
Lot (acres)	0.30
Construction	Frame (Unspecified)
Heating	None
Fireplace	Yes
Pool	No

Patio · 161 ft²

CLIMATE RISK

1 FLOOD	36 WILDFIRE	82 HEAT	71 STORM	12 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 24, 2007	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Point Elementary School	Elementary	KG–6	0.1 mi
Washington High School	High	9–12	1.7 mi
Washington Middle School	Middle	7–8	1.7 mi

District: Washington School District



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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 63090

87 CRIME INDEX	75 AIR POLLUTION	23,415 POPULATION	\$86K 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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