

Single Family Residence

RESIDENTIAL

404 SW RIVERVIEW AVE

GRESHAM, OR 97080

\$565,216 TopHap Estimate · \$285 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,980 ft²

LIVING AREA

0.21 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$565K

\$524K low

\$606K high

Last Sale

\$562,000 · Mar 12, 2026

Est. Owner Equity

\$36,116

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$5,278 (2025)
Assessed Value	\$259,350
Previous Assessed	\$251,800
Assessor Market Value	\$473,590

PROPERTY FACTS

Property Type	Single Family Residence
County	MULTNOMAH
Lot (acres)	0.21
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 120 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 12, 2026	Resale	Warranty Deed	\$562,000	\$284	\$529K
Mar 10, 2025	Resale	Warranty Deed	\$338,000	\$171	\$375K
Apr 22, 2024	Financing	Intrafamily Transfer			
May 26, 2005	Resale	Warranty Deed	\$215,800	\$109	\$173K
Mar 28, 1994	Resale	Grant Deed	\$132,000	\$67	\$119K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hollydale Elementary School	Elementary	KG–5	0.2 mi
Gresham High School	High	9–12	1.4 mi
Clear Creek Middle School	Middle	6–8	2.2 mi

District: Gresham-Barlow School District 1j

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 97080

54 CRIME INDEX	105 AIR POLLUTION	43,280 POPULATION	\$98K MEDIAN IN-COME	52°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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