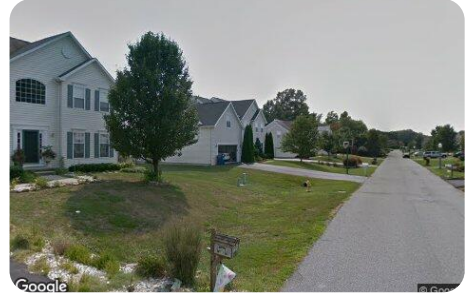


Single Family Residence **RESIDENTIAL**

# 7 RIVA RIDGE LN

BEAR, DE 19701

**\$636,639** TopHap Estimate · \$204 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**4**

BEDS

**3**

BATHS

**3,125 ft<sup>2</sup>**

LIVING AREA

**0.37 ac**

LOT SIZE

**1999**

YEAR BUILT

**2**

STORIES

**9**

ROOMS

**2**

PARKING

## VALUATION

**\$637K**

\$610K low

\$663K high

Last Sale

**\$342,500 · Apr 4, 2013**

Est. Owner Equity

**\$328,389**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$5,056 (2025) |
| Assessed Value    | \$577,500      |
| Previous Assessed | \$99,000       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Colonial                |
| County        | New Castle              |
| Lot (acres)   | 0.37                    |
| Roof          | Asphalt                 |
| Heating       | Forced Air              |
| Cooling       | Yes                     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

## CLIMATE RISK

**1**  
FLOOD

**24**  
WILDFIRE

**76**  
HEAT

**85**  
STORM

**25**  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|--------|------|-----------|--------------------|--------|
| Apr 2, 2013  | Resale | Deed | \$342,500 | \$110              | \$308K |
| Apr 29, 2005 | Resale | Deed | \$405,000 | \$130              | \$324K |

## ASSIGNED SCHOOLS

| SCHOOL                          | LEVEL      | GRADES | DISTANCE |
|---------------------------------|------------|--------|----------|
| Olive B. Loss Elementary School | Elementary | 1–5    | 0.6 mi   |
| Alfred G. Waters Middle School  | Middle     | 6–8    | 5.3 mi   |
| Appoquinimink High School       | High       | 9–12   | 7.5 mi   |

District: Appoquinimink 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 19701

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>71</b><br>CRIME INDEX | <b>87</b><br>AIR POLLUTION | <b>42,519</b><br>POPULATION | <b>\$108K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>70%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|