

Single Family Residence **RESIDENTIAL**

40131 RIVERVIEW TER

ASTORIA, OR 97103

\$444,119 TopHap Estimate · \$226 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

3

BATHS

1,968 ft²

LIVING AREA

0.35 ac

LOT SIZE

1961

YEAR BUILT

1

STORIES

VALUATION

\$444K

\$422K low

\$466K high

Last Sale

\$245,000 · Apr 29, 2016

Est. Owner Equity

\$64,850

Loan-to-Value

82%

TAX & ASSESSMENT

Property Tax	\$3,007 (2025)
Assessed Value	\$280,025
Previous Assessed	\$211,517
Assessor Market Value	\$413,779

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clatsop
Lot (acres)	0.35
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 160 ft²

Shed · 96 ft²

Patio · 160 ft²

CLIMATE RISK

47 FLOOD	11 WILDFIRE	36 HEAT	100 STORM	1 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 21, 2016	Resale	Warranty Deed	\$245,000	\$124	\$241K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilda Lahti Elementary School	Elementary	KG–8	1.8 mi
Knappa High School	High	9–12	2.0 mi

District: Knappa School District 4

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 97103

102 CRIME INDEX	109 AIR POLLUTION	19,596 POPULATION	\$73K MEDIAN IN-COME	49°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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