

Single Family Residence **RESIDENTIAL**

40117 RIVERVIEW TER

ASTORIA, OR 97103

\$456,809 TopHap Estimate · \$299 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,526 ft²

LIVING AREA

0.37 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

1

PARKING

VALUATION

\$457K

\$435K low

\$478K high

Last Sale

\$360,000 · Jun 17, 2021

Est. Owner Equity

\$206,809

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax	\$3,139 (2025)
Assessed Value	\$343,259
Previous Assessed	\$220,818
Assessor Market Value	\$492,814

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clatsop
Lot (acres)	0.37
Foundation	Concrete
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 140 ft²

Shed · 120 ft²

Patio · 64 ft²

CLIMATE RISK

25
FLOOD

12
WILDFIRE

36
HEAT

100
STORM

1
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 13, 2015	Resale	Warranty Deed	\$215,100	\$141	
Apr 13, 2015	Non-arms-length	Dual Purpose Document	\$215,000	\$141	\$140K

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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