

Single Family Residence **RESIDENTIAL**

40123 RIVERVIEW TER

ASTORIA, OR 97103

\$403,543 TopHap Estimate · \$243 / ft² · confidence 94 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,661 ft²

LIVING AREA

0.31 ac

LOT SIZE

1968

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$404K

\$380K low

\$427K high

Last Sale

\$105,000 · Apr 20, 2000

Est. Owner Equity

\$301,605

Loan-to-Value

25%

TAX & ASSESSMENT

Property Tax	\$2,778 (2025)
Assessed Value	\$277,815
Previous Assessed	\$195,441
Assessor Market Value	\$409,861

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	Clatsop
Lot (acres)	0.31
Foundation	Concrete
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Shed · 84 ft²

Patio · 288 ft²

CLIMATE RISK

47

FLOOD

12

WILDFIRE

36

HEAT

100

STORM

1

DROUGHT

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

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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