

Single Family Residence **RESIDENTIAL**

312 RIVERVIEW DR

LURAY, VA 22835

\$294,049 TopHap Estimate · \$328 / ft² · confidence 90 · as of Jul 14, 2026

2

BEDS

1

BATHS

896 ft²

LIVING AREA

0.43 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$294K

\$266K low

\$322K high

Last Sale

\$120,000 · Dec 13, 2010

Est. Owner Equity

\$159,049

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$960 (2025)

Assessed Value

\$247,400

Previous Assessed

\$131,500

Assessor Market Value

\$247,400

PROPERTY FACTS

Property Type	Single Family Residence
County	PAGE
Lot (acres)	0.43
Roof	Composition Shingle
Heating	Space
Cooling	None
Fireplace	Yes
Pool	No

Deck · 132 ft²

Porch · 228 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 31, 2005	Non-arms-length	Deed	\$135,000	\$151	\$27K
Apr 7, 2005	Financing	Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Springfield Elementary School	Elementary	PK–5	2.1 mi
Luray Middle School	Middle	6–8	6.8 mi
Luray High School	High	9–12	7.6 mi

District: Page County Public Schools

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 22835

108 CRIME INDEX	86 AIR POLLUTION	12,768 POPULATION	\$63K MEDIAN IN-COME	53°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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