

Single Family Residence **RESIDENTIAL**

858 RIDGEVIEW DR

FLORENCE, KY 41042

\$248,598 TopHap Estimate · \$116 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,139 ft²

LIVING AREA

1960

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$249K

\$222K low

\$275K high

Last Sale

\$245,000 · Mar 25, 2026

Est. Owner Equity

\$52,598

Loan-to-Value

79%

TAX & ASSESSMENT

Property Tax	\$1,004 (2025)
Assessed Value	\$135,700
Previous Assessed	\$135,700
Assessor Market Value	\$135,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	Boone
Construction	Wood (Unspecified)
Heating	Forced Air
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached

Porch · 360 ft²

CLIMATE RISK

1
FLOOD

17
WILDFIRE

81
HEAT

83
STORM

13
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 19, 2025	Resale	Warranty Deed	\$245,000	\$115	\$196K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Ockerman Elementary School	Elementary	KG–5	0.8 mi
Rector A. Jones Middle School	Middle	6–8	2.5 mi
Boone County High School	High	9–12	2.8 mi

District: Boone County 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 41042

119 CRIME INDEX	210 AIR POLLUTION	56,692 POPULATION	\$79K MEDIAN IN-COME	54°F AVG TEMP	55% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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