

Single Family Residence **RESIDENTIAL**

40116 RIVERVIEW TER

ASTORIA, OR 97103

\$526,880 TopHap Estimate · \$320 / ft² · confidence 94 · as of Jul 14, 2026



2
BEDS

2
BATHS

1,644 ft²
LIVING AREA

0.39 ac
LOT SIZE

1970
YEAR BUILT

1
STORIES

3
ROOMS

VALUATION

\$527K

\$497K low

\$557K high

Last Sale

\$525,000 · Nov 17, 2025

Est. Owner Equity

\$526,880

TAX & ASSESSMENT

Property Tax	\$3,457 (2025)
Assessed Value	\$250,535
Previous Assessed	\$222,959
Assessor Market Value	\$523,041

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	CLATSOP
Lot (acres)	0.39
Roof	Composition Shingle
Heating	Heat Pump
Cooling	Yes
Fireplace	Yes
Pool	No

Deck · 484 ft²

Shed · 140 ft²

Patio · 30 ft²

CLIMATE RISK

25 FLOOD	12 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
Nov 14, 2025	Resale	Warranty Deed	\$525,000	\$319	
Jan 26, 2015	Quitclaim	Quit Claim Transfer			
Feb 28, 2014	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hilda Lahti Elementary School	Elementary	KG–8	1.8 mi
Knappa High School	High	9–12	1.9 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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