

Single Family Residence **RESIDENTIAL**

## 674 RIM RIDGE RD

PLATTSMOUTH, NE 68048

**\$560,314** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026



**3**

BEDS

**3**

BATHS

**2,256 ft<sup>2</sup>**

LIVING AREA

**4.44 ac**

LOT SIZE

**2010**

YEAR BUILT

**2**

STORIES

**2**

PARKING

### VALUATION

**\$560K**

**\$486K low**

**\$634K high**

Last Sale

**\$40,000 · Nov 3, 2008**

Est. Owner Equity

**\$304,814**

Loan-to-Value

**40%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,855 (2025) |
| Assessed Value        | \$471,250      |
| Previous Assessed     | \$471,250      |
| Assessor Market Value | \$471,250      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Cass                    |
| Lot (acres)   | 4.44                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Forced Air              |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Shed · 96 ft²

Porch · 864 ft²

## CLIMATE RISK

10  
FLOOD

34  
WILDFIRE

70  
HEAT

54  
STORM

8  
DROUGHT

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

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED              | PRICE    | \$/FT² | LOAN |
|--------------|--------|-------------------|----------|--------|------|
| Oct 28, 2008 | Resale | Survivorship Deed | \$40,000 | \$18   |      |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| Plattsmouth High School       | High       | 9–12   | 0.8 mi   |
| Plattsmouth Middle School     | Middle     | 5–8    | 1.1 mi   |
| Plattsmouth Elementary School | Elementary | PK–4   | 1.2 mi   |

District: Plattsmouth Community 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 68048

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>95</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>12,411</b><br>POPULATION | <b>\$88K</b><br>MEDIAN IN-COME | <b>51°F</b><br>AVG TEMP | <b>59%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|