

Single Family Residence

RESIDENTIAL

35495 RIVER VIEW DR

PACIFIC CITY, OR 97135

\$742,997

TopHap Estimate · \$371 / ft² · confidence 94 · as of Jul 14, 2026



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3

BEDS

2.5

BATHS

2,000 ft²

LIVING AREA

0.18 ac

LOT SIZE

2006

YEAR BUILT

1

STORIES

10

ROOMS

2

PARKING

VALUATION

\$743K

\$698K low

\$788K high

Last Sale

\$740,000 · Nov 21, 2025

Est. Owner Equity

\$742,997

TAX & ASSESSMENT

Property Tax	\$5,266 (2025)
Assessed Value	\$425,880
Previous Assessed	\$413,480
Assessor Market Value	\$915,240

PROPERTY FACTS

Property Type	Single Family Residence
County	TILLAMOOK
Lot (acres)	0.18
Roof	Composition Shingle
Heating	Forced Air With Air Conditioning
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 74 ft²

CLIMATE RISK

1 FLOOD	6 WILDFIRE	33 HEAT	100 STORM	16 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 19, 2025	Resale	Warranty Deed	\$740,000	\$370	
Mar 25, 2016	Resale	Warranty Deed	\$410,000	\$205	\$328K
Dec 12, 2012	Resale	Warranty Deed	\$355,000	\$178	\$349K
Apr 27, 2006	Financing	Trustees Deed			\$231K
May 4, 2004	Resale	Warranty Deed	\$45,000	\$23	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Nestucca Valley Elementary	Elementary	KG–6	2.4 mi
Nestucca Junior / Senior High School	Middle	7–12	3.1 mi

District: Nestucca Valley School District 101j



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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 97135

144 CRIME INDEX	110 AIR POLLUTION	191 POPULATION	\$56K MEDIAN IN-COME	51°F AVG TEMP	48% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy

Absentee owner