

Single Family Residence **RESIDENTIAL**

# 35 RIVERVIEW RD

MONTROSS, VA 22520

**\$359,635** TopHap Estimate · \$241 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



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**3**

BEDS

**1**

BATHS

**1,495 ft<sup>2</sup>**

LIVING AREA

**2006**

YEAR BUILT

**2**

STORIES

**5**

ROOMS

## VALUATION

**\$360K**

\$331K low

\$388K high

Last Sale

**\$340,000 · Oct 11, 2024**

Est. Owner Equity

**\$264,435**

Loan-to-Value

**26%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$1,399 (2025) |
| Assessed Value        | \$205,800      |
| Previous Assessed     | \$205,800      |
| Assessor Market Value | \$205,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Conventional            |
| County        | Westmoreland            |
| Construction  | Wood (Unspecified)      |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE   | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN  |
|--------------|--------|---------------|-----------|--------------------|-------|
| Sep 20, 2024 | Resale | Warranty Deed | \$340,000 | \$227              | \$95K |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Washington District Elementary School | Elementary | PK–5   | 5.9 mi   |
| Westmoreland High School              | High       | 9–12   | 7.7 mi   |
| Montross Middle School                | Middle     | 6–8    | 10.6 mi  |

District: Westmoreland County Public Schools



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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 22520

|                           |                            |                            |                                |                         |                        |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>117</b><br>CRIME INDEX | <b>89</b><br>AIR POLLUTION | <b>5,876</b><br>POPULATION | <b>\$68K</b><br>MEDIAN IN-COME | <b>57°F</b><br>AVG TEMP | <b>63%</b><br>SUNSHINE |
|---------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|