

Single Family Residence **RESIDENTIAL**

349 RIVERS RIDGE CIR

NEWPORT NEWS, VA 23608

\$412,486 TopHap Estimate · \$204 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,021 ft²

LIVING AREA

0.16 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$412K

\$388K low

\$437K high

Last Sale

\$395,000 · Jul 15, 2025

Est. Owner Equity

\$30,670

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$3,978 (2025)
Assessed Value	\$324,700
Previous Assessed	\$324,700
Assessor Market Value	\$324,700

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	Newport News City
Lot (acres)	0.16
Construction	Wood (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Pool	No

Deck · 420 ft²

Patio · 420 ft²

Porch · 110 ft²

CLIMATE RISK

1

FLOOD

4

WILDFIRE

78

HEAT

80

STORM

19

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2025	Resale	Bargain And Sale Deed	\$395,000	\$195	\$382K
Jul 21, 2020	Resale	Grant Deed	\$230,000	\$114	\$219K
Jul 12, 2005	Quitclaim	Quit Claim Transfer			\$60K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary Passage Middle School	Middle	6–8	1.6 mi
Lee Hall Elementary School	Elementary	KG–5	1.6 mi
Woodside High School	High	9–12	2.4 mi

District: Newport News City Public 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 23608

86 CRIME INDEX	75 AIR POLLUTION	43,314 POPULATION	\$70K MEDIAN IN-COME	59°F AVG TEMP	63% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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