

Single Family Residence **RESIDENTIAL**

## 2571 NW RIVERVIEW DR

RIVERSIDE, MO 64150

**\$1,001,967** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**4**

BEDS

**4.8**

BATHS

**3,725 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**2022**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$1M**

\$927K low

\$1.1M high

Est. Owner Equity

**\$684,901**

Loan-to-Value

**34%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,009 (2024) |
| Assessed Value        | \$183,569       |
| Previous Assessed     | \$169,665       |
| Assessor Market Value | \$966,150       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | PLATTE                  |
| Lot (acres)   | 0.41                    |
| Construction  | Frame (Unspecified)     |
| Roof          | Tile                    |
| Heating       | Yes                     |
| Cooling       | Yes                     |
| Pool          | No                      |

Deck · 180 ft²

Patio · 180 ft²

Porch · 109 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                 | PRICE | \$/FT² | LOAN   |
|--------------|-----------|----------------------|-------|--------|--------|
| Dec 15, 2023 | Financing | Intrafamily Transfer |       |        | \$317K |
| Dec 14, 2023 | Financing | Warranty Deed        |       |        |        |
| Jun 29, 2021 | Financing | Warranty Deed        |       |        | \$505K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Park Hill South High School  | High       | 9–12   | 0.8 mi   |
| Line Creek Elementary School | Elementary | KG–5   | 1.9 mi   |
| Walden Middle School         | Middle     | 6–8    | 2.0 mi   |

District: Park Hill School District

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 64150

|                                       |                                        |                                        |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>120</div> <div>CRIME INDEX</div> | <div>99</div> <div>AIR POLLUTION</div> | <div>4,480</div> <div>POPULATION</div> | <div>\$76K</div> <div>MEDIAN IN-COME</div> | <div>55°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|