

Single Family Residence **RESIDENTIAL**

# 571 RIVERVIEW DR

LABADIE, MO 63055

**\$465,121** TopHap Estimate · \$260 / ft<sup>2</sup> · confidence 87 · as of Jul 14, 2026

**3**  
BEDS

**2**  
BATHS

**1,792 ft<sup>2</sup>**  
LIVING AREA

**6.5 ac**  
LOT SIZE

**1984**  
YEAR BUILT

**2**  
STORIES

**6**  
ROOMS

## VALUATION

**\$465K**

\$407K low

\$524K high

Est. Owner Equity

**\$205,121**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

Property Tax

**\$3,394 (2025)**

Assessed Value

**\$47,533**

Previous Assessed

**\$43,454**

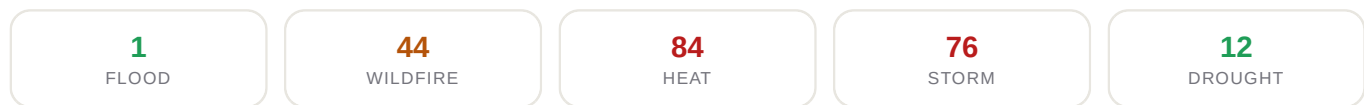
Assessor Market Value

**\$256,250**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 6.50                    |
| Construction  | Frame (Unspecified)     |
| Heating       | None                    |
| Pool          | No                      |

## CLIMATE RISK



Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE | \$/FT² | LOAN   |
|-------------|-----------|---------------------|-------|--------|--------|
| Jun 5, 2024 | Financing | Warranty Deed       |       |        | \$260K |
| Apr 7, 2004 | Quitclaim | Quit Claim Transfer |       |        | \$164K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Labadie Elementary School | Elementary | KG–6   | 0.8 mi   |
| Washington High School    | High       | 9–12   | 9.0 mi   |
| Washington Middle School  | Middle     | 7–8    | 9.0 mi   |

District: Washington 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 63055**

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>72</b><br>CRIME INDEX | <b>79</b><br>AIR POLLUTION | <b>3,170</b><br>POPULATION | <b>\$93K</b><br>MEDIAN IN-COME | <b>55°F</b><br>AVG TEMP | <b>57%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

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