

Single Family Residence **RESIDENTIAL**

## 2005 RIVERVIEW DR

PASCO, WA 99301

**\$344,040** TopHap Estimate · \$243 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**4**

BEDS

**2**

BATHS

**1,418 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**2**

PARKING

### VALUATION

**\$344K**

**\$315K low**

**\$373K high**

Last Sale

**\$71,500 · Oct 29, 2002**

Est. Owner Equity

**\$271,502**

Loan-to-Value

**22%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,657 (2025) |
| Assessed Value        | \$314,200      |
| Previous Assessed     | \$373,200      |
| Assessor Market Value | \$314,200      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.15                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Pool          | No                      |

Porch · 384 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                | PRICE    | \$/FT² | LOAN  |
|--------------|-----------|---------------------|----------|--------|-------|
| Dec 19, 2005 | Quitclaim | Quit Claim Transfer |          |        | \$73K |
| Oct 29, 2002 | Resale    | Grant Deed          | \$71,500 | \$50   | \$71K |
| Aug 20, 2001 | Resale    | Grant Deed          | \$60,000 | \$42   | \$55K |
| May 21, 2001 | Resale    | Trustees Deed       | \$52,500 | \$37   |       |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Captian Gray STEM Elementary School | Elementary | KG–5   | 0.5 mi   |
| Pasco High School                   | High       | 9–12   | 0.6 mi   |
| Stevens Middle School               | Middle     | 6–8    | 0.9 mi   |

District: Pasco 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 99301

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>85</b><br>CRIME INDEX | <b>114</b><br>AIR POLLUTION | <b>90,566</b><br>POPULATION | <b>\$77K</b><br>MEDIAN IN-COME | <b>52°F</b><br>AVG TEMP | <b>51%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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