

Single Family Residential

RESIDENTIAL

396 RIVERVIEW DR

ASHEVILLE, NC 28806

\$365,381 TopHap Estimate · \$401 / ft² · confidence 88 · as of Jul 14, 2026



3

BEDS

1

BATHS

912 ft²

LIVING AREA

0.4 ac

LOT SIZE

1967

YEAR BUILT

1

STORIES

VALUATION

\$365K

\$321K low

\$409K high

Last Sale

\$385,000 · Mar 28, 2025

Est. Owner Equity

\$365,381

TAX & ASSESSMENT

Property Tax	\$2,906 (2025)
Assessed Value	\$264,500
Previous Assessed	\$264,500
Assessor Market Value	\$264,500

PROPERTY FACTS

Property Type	Single Family Residential
Style	Conventional
County	Buncombe
Lot (acres)	0.40
Foundation	Pier/Post & Beam
Roof	Composition Shingle
Heating	Yes
Cooling	None
Garage	Carport (Unspecified)
Pool	No

Deck · 176 ft²

Patio · 176 ft²

Porch · 48 ft²

CLIMATE RISK

1
FLOOD

11
WILDFIRE

82
HEAT

83
STORM

51
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 28, 2025	Resale	Warranty Deed	\$385,000	\$422	
Mar 15, 2002	Resale	Grant Deed	\$87,000	\$95	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Hall Fletcher Elementary School	Elementary	PK–5	0.3 mi
Asheville High School	High	9–12	1.0 mi
Asheville Middle School	Middle	6–8	1.2 mi

District: Asheville City 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 28806

107 CRIME INDEX	102 AIR POLLUTION	44,958 POPULATION	\$65K MEDIAN IN-COME	55°F AVG TEMP	59% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Absentee owner
-----------	-----------------------