

Single Family Residence **RESIDENTIAL**

# 172 RIVERVIEW DR

VALLEJO, CA 94589

**\$515,088** TopHap Estimate · \$330 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,562 ft<sup>2</sup>**

LIVING AREA

**0.25 ac**

LOT SIZE

**1983**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$515K**

\$490K low

\$540K high

Last Sale

**\$165,000 · Feb 8, 2012**

Est. Owner Equity

**\$207,138**

Loan-to-Value

**57%**

## TAX & ASSESSMENT

|                   |                |
|-------------------|----------------|
| Property Tax      | \$4,118 (2024) |
| Assessed Value    | \$207,236      |
| Previous Assessed | \$203,173      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Solano                  |
| Lot (acres)   | 0.25                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | No                      |

Patio · 216 ft²

## CLIMATE RISK

1  
FLOOD

1  
WILDFIRE

37  
HEAT

44  
STORM

36  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE             | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|------------------|---------------|-----------|--------|--------|
| Feb 3, 2012  | Resale           | Grant Deed    | \$165,000 | \$106  | \$161K |
| May 1, 2002  | Resale           | Grant Deed    | \$280,000 | \$179  | \$280K |
| May 11, 2001 | Foreclosure sale | Trustees Deed | \$167,243 | \$107  |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Johnston Cooper Elementary School   | Elementary | KG–5   | 0.6 mi   |
| Vallejo High School                 | High       | 9–12   | 1.3 mi   |
| Solano Widenmann Leadership Academy | Middle     | KG–8   | 1.4 mi   |

District: Vallejo City Unified 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 94589

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>85</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>31,672</div> <div>POPULATION</div> | <div>\$87K</div> <div>MEDIAN IN-COME</div> | <div>58°F</div> <div>AVG TEMP</div> | <div>78%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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