

Single Family Residence **RESIDENTIAL**

607 RUSTIC VALLEY DR

BALLWIN, MO 63021

\$329,696 TopHap Estimate · \$252 / ft² · confidence 86 · as of Jul 14, 2026



3
BEDS

2
BATHS

1,310 ft²
LIVING AREA

0.17 ac
LOT SIZE

1983
YEAR BUILT

1
STORIES

6
ROOMS

2
PARKING

VALUATION

\$330K

\$284K low

\$376K high

Last Sale

\$325,000 · Dec 10, 2025

Est. Owner Equity

\$129,696

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$3,290 (2024)
Assessed Value	\$57,930
Previous Assessed	\$50,680
Assessor Market Value	\$304,900

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	St. Louis
Lot (acres)	0.17
Foundation	Raised (Unspecified)
Heating	Forced Air
Cooling	Central
Fireplace	Yes

[Balcony](#)
[Deck · 168 ft²](#)
[Patio · 132 ft²](#)
[Porch · 90 ft²](#)

CLIMATE RISK

19
FLOOD

18
WILDFIRE

86
HEAT

74
STORM

8
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 1, 2025	Resale	Warranty Deed	\$325,000	\$248	\$200K
Nov 30, 1999	Financing	Grant Deed			\$108K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Oak Brook Elementary School	Elementary	KG–5	0.8 mi
Southwest Middle School	Middle	6–8	1.8 mi
South High School	High	9–12	2.1 mi

District: Parkway 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 63021

41 CRIME INDEX	82 AIR POLLUTION	55,113 POPULATION	\$114K MEDIAN IN-COME	55°F AVG TEMP	57% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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