

Single Family Residence

RESIDENTIAL

## 2013 RIVERVIEW DR

PASCO, WA 99301

**\$322,722** TopHap Estimate · \$248 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**3**

BEDS

**1**

BATHS

**1,300 ft<sup>2</sup>**

LIVING AREA

**0.24 ac**

LOT SIZE

**1954**

YEAR BUILT

**1**

STORIES

**1**

PARKING

### VALUATION

**\$323K**

\$301K low

\$344K high

Est. Owner Equity

**\$146,722**

Loan-to-Value

**57%**

### TAX & ASSESSMENT

Property Tax

**\$2,452 (2025)**

Assessed Value

**\$289,500**

Previous Assessed

**\$335,800**

Assessor Market Value

**\$289,500**

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Franklin                |
| Lot (acres)   | 0.24                    |
| Construction  | Frame (Unspecified)     |
| Foundation    | Raised (Unspecified)    |
| Roof          | Composition Shingle     |
| Heating       | Heat Pump               |
| Cooling       | Yes                     |
| Pool          | No                      |

Patio · 364 ft²

Porch · 300 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED                | PRICE    | \$/FT² | LOAN  |
|-------------|-----------|---------------------|----------|--------|-------|
| Sep 8, 2003 | Quitclaim | Quit Claim Transfer |          |        | \$79K |
| Jan 4, 2000 | Resale    | Grant Deed          | \$74,700 | \$57   | \$75K |

## 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> |
|-----------|-----------------------|