

Single Family Residence **RESIDENTIAL**

1181 RIVA RIDGE DR

LEANDER, TX 78641

\$1,037,379 TopHap Estimate · \$246 / ft² · confidence 91 · as of Jul 14, 2026



4
BEDS

4
BATHS

4,217 ft²
LIVING AREA

2024
YEAR BUILT

VALUATION

\$1M

\$949K low

\$1.1M high

Est. Owner Equity

\$230,879

Loan-to-Value

80%

TAX & ASSESSMENT

Property Tax	\$2,042 (2025)
Assessed Value	\$922,578
Previous Assessed	\$922,578
Assessor Market Value	\$922,578

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

Porch · 255 ft²

CLIMATE RISK

35
FLOOD

61
WILDFIRE

100
HEAT

46
STORM

46
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 27, 2024	Financing	Venders Lien			\$807K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Elementary School	Elementary	PK–5	0.2 mi
Glenn High School	High	9–12	2.2 mi
Wiley Middle School	Middle	6–8	3.8 mi

District: Leander Independent 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 78641

64 CRIME INDEX	80 AIR POLLUTION	94,325 POPULATION	\$118K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
--------------------------------------	--	---	---	-------------------------------------	------------------------------------

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

OWNERSHIP

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