

Residential (General/Single)

RESIDENTIAL

1305 RICHARDS RANCH RD

BELTON, TX 76513

\$320,833 TopHap Estimate · \$190 / ft² · confidence 89 · as of Jul 14, 2026

1,690 ft²

LIVING AREA

0.16 ac

LOT SIZE

2024

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$321K

\$286K low

\$356K high

Est. Owner Equity

\$0

Loan-to-Value

102%

TAX & ASSESSMENT

Assessed Value	\$288,297
Previous Assessed	\$288,297
Assessor Market Value	\$288,297

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Bell
Lot (acres)	0.16
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central

Porch · 194 ft²

CLIMATE RISK

41 FLOOD	64 WILDFIRE	99 HEAT	45 STORM	24 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 23, 2025	Financing	Venders Lien			\$324K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
South Belton Middle School	Middle	6–8	0.9 mi
Belton High School	High	9–12	3.1 mi
Hubbard Branch Elementary School	Elementary	KG–5	4.0 mi

District: Belton 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 76513

112 CRIME INDEX	113 AIR POLLUTION	49,989 POPULATION	\$83K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
---------------------------	-----------------------------	-----------------------------	--------------------------------	-------------------------	------------------------

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

OWNERSHIP

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