

Residential (General/Single)

RESIDENTIAL

# 1358 RICHARDS RANCH RD

BELTON, TX 76513

**\$266,519** TopHap Estimate · \$135 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026

**1,976 ft<sup>2</sup>**  
LIVING AREA

**0.14 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

## VALUATION

**\$267K**

\$251K low

\$282K high

Est. Owner Equity **\$24,608**

Loan-to-Value **77%**

## TAX & ASSESSMENT

Assessed Value **\$183,928**

Assessor Market Value **\$183,928**

## PROPERTY FACTS

|               |                              |
|---------------|------------------------------|
| Property Type | Residential (General/Single) |
| County        | Bell                         |
| Lot (acres)   | 0.14                         |
| Foundation    | Mat/Raft Foundation (Slab)   |
| Roof          | Composition Shingle          |
| Heating       | Central                      |
| Cooling       | Central                      |

Porch · 141 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 36<br>FLOOD | 65<br>WILDFIRE | 99<br>HEAT | 45<br>STORM | 24<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|--------------|-------|--------------------|--------|
| Jul 18, 2025 | Financing | Venders Lien |       |                    | \$242K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| South Belton Middle School       | Middle     | 6–8    | 1.0 mi   |
| Belton High School               | High       | 9–12   | 3.3 mi   |
| Hubbard Branch Elementary School | Elementary | KG–5   | 3.9 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

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

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|