

Single Family Residence **RESIDENTIAL**

# 21738 RUSTIC RIVER RANCH AVE

WALLER, TX 77484

**\$249,000** TopHap Estimate · \$143 / ft<sup>2</sup> · confidence 85 · as of Jun 23, 2026



**3**  
BEDS

**2.5**  
BATHS

**1,743 ft<sup>2</sup>**  
LIVING AREA

**0.11 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**7**  
ROOMS

**2**  
PARKING

## VALUATION

**\$249K**

\$212K low

\$286K high

Est. Owner Equity

**\$44,505**

Loan-to-Value

**82%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,878 (2025) |
| Assessed Value        | \$219,833      |
| Assessor Market Value | \$219,833      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | HARRIS                  |
| Lot (acres)   | 0.11                    |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 35<br>FLOOD | 55<br>WILDFIRE | 97<br>HEAT | 59<br>STORM | 54<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Sep 20, 2024 | Financing | Venders Lien |       |        | \$204K |

## ASSIGNED SCHOOLS

| SCHOOL                            | LEVEL      | GRADES | DISTANCE |
|-----------------------------------|------------|--------|----------|
| Waller High School                | High       | 9–12   | 1.7 mi   |
| Schultz Junior High School        | Middle     | 6–8    | 2.1 mi   |
| Mary Alice Cure Elementary School | Elementary | PK–5   | 2.2 mi   |

District: Waller 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 77484

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>95</div> <div>CRIME INDEX</div> | <div>90</div> <div>AIR POLLUTION</div> | <div>15,431</div> <div>POPULATION</div> | <div>\$74K</div> <div>MEDIAN IN-COME</div> | <div>68°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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