

Single Family Residence **RESIDENTIAL**

21518 RUSTIC RIVER RANCH AVE

WALLER, TX 77484

4

BEDS

2

BATHS

1,754 ft²

LIVING AREA

0.14 ac

LOT SIZE

2024

YEAR BUILT

7

ROOMS

2

PARKING

PROPERTY FACTS

Property Type	Single Family Residence
County	Harris
Lot (acres)	0.14
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central

CLIMATE RISK

36

FLOOD

55

WILDFIRE

97

HEAT

59

STORM

54

DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2024	Financing	Deed			\$242K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Waller High School	High	9–12	2.0 mi
Schultz Junior High School	Middle	6–8	2.5 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

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

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

OWNERSHIP

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