

Single Family Residence **RESIDENTIAL**

99 RIVER RIDGE DR

WACO, TX 76705

\$530,820 TopHap Estimate · \$141 / ft² · confidence 94 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,776 ft²

LIVING AREA

0.45 ac

LOT SIZE

1989

YEAR BUILT

2

STORIES

11

ROOMS

3

PARKING

VALUATION

\$531K

\$497K low

\$565K high

Est. Owner Equity

\$12,820

Loan-to-Value

94%

TAX & ASSESSMENT

Property Tax	\$6,100 (2024)
Assessed Value	\$518,160
Previous Assessed	\$547,720
Assessor Market Value	\$518,160

PROPERTY FACTS

Property Type	Single Family Residence
County	McLennan
Lot (acres)	0.45
Construction	Brick
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Yes
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Deck · 80 ft²

Porch · 242 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 9, 2023	Financing	Venders Lien			\$507K
Nov 7, 2016	Recorded document	Grant Deed			
Aug 24, 2016	Recorded document	Grant Deed			
Mar 1, 2016	Non-arms-length	Trustees Deed	\$243,200	\$64	
Sep 13, 2012	Financing	Warranty Deed			\$260K
Sep 22, 2011	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Connally High School	High	9–12	2.3 mi
Connally Primary School	Elementary	PK–2	2.6 mi
Connally Junior High School	Middle	6–8	2.7 mi

District: Connally 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 76705

112 CRIME INDEX	139 AIR POLLUTION	31,396 POPULATION	\$56K MEDIAN IN-COME	66°F AVG TEMP	59% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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