

Single Family Residence

RESIDENTIAL

106 RIVER RANCH CIR

MARTINDALE, TX 78655

\$630,231 TopHap Estimate · \$241 / ft² · confidence 97 · as of Jul 14, 2026



3

BEDS

4

BATHS

2,611 ft²

LIVING AREA

1.08 ac

LOT SIZE

2010

YEAR BUILT

1

STORIES

3

PARKING

VALUATION

\$630K

\$611K low

\$649K high

Est. Owner Equity

\$0

Loan-to-Value

121%

TAX & ASSESSMENT

Property Tax	\$6,013 (2024)
Assessed Value	\$581,980
Previous Assessed	\$581,980
Assessor Market Value	\$724,727

PROPERTY FACTS

Property Type	Single Family Residence
County	Guadalupe
Lot (acres)	1.08
Construction	Stone
Foundation	Mat/Raft Foundation (Slab)
Roof	Metal
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Patio · 130 ft²

Porch · 77 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 26, 2025	Financing	Venders Lien			\$610K
Jun 29, 2017	Financing	Warranty Deed			\$298K
Aug 24, 2010	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
DeZavala Elementary School	Elementary	KG–5	4.4 mi
Goodnight Middle School	Middle	6–8	4.6 mi
San Marcos High School	High	9–12	5.4 mi

District: San Marcos Consolidated 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 78655

152 CRIME INDEX	81 AIR POLLUTION	4,721 POPULATION	\$51K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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