

Single Family Residence

RESIDENTIAL

718 RIVER RANCH CIR

MARTINDALE, TX 78655

\$742,566 TopHap Estimate · \$228 / ft² · confidence 90 · as of Jul 14, 2026

4

BATHS

3,251 ft²

LIVING AREA

5.01 ac

LOT SIZE

2012

YEAR BUILT

2

STORIES

7

PARKING

VALUATION

\$743K

\$672K low

\$813K high

Est. Owner Equity

\$351,266

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax

\$8,316 (2023)

Assessed Value

\$792,000

Previous Assessed

\$792,000

Assessor Market Value

\$949,901

PROPERTY FACTS

Property Type	Single Family Residence
County	Guadalupe
Lot (acres)	5.01
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Yes

Stable

Balcony

Deck · 120 ft²

Porch · 1,093 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 21, 2009	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
DeZavala Elementary School	Elementary	KG–5	4.5 mi
Goodnight Middle School	Middle	6–8	4.6 mi
San Marcos High School	High	9–12	5.3 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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