

Single Family Residence

RESIDENTIAL

304 RIVER RANCH CIR

MARTINDALE, TX 78655

\$779,356 TopHap Estimate · \$213 / ft² · confidence 88 · as of Jun 23, 2026

4

BEDS

3.5

BATHS

3,652 ft²

LIVING AREA

1.18 ac

LOT SIZE

2011

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$779K

\$686K low

\$873K high

Est. Owner Equity

\$779,356

TAX & ASSESSMENT

Property Tax	\$7,221 (2023)
Assessed Value	\$675,000
Previous Assessed	\$689,025
Assessor Market Value	\$675,000

PROPERTY FACTS

Property Type	Single Family Residence
County	GUADALUPE
Lot (acres)	1.18
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Patio · 90 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Sep 29, 2025	Financing	Transfer On Death Deed			
Sep 23, 2025	Financing	Deed Of Distribution			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
DeZavala Elementary School	Elementary	KG–5	4.8 mi
Goodnight Middle School	Middle	6–8	4.9 mi
San Marcos High School	High	9–12	5.7 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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