

Single Family Residence

RESIDENTIAL

400 RIVER RANCH CIR

MARTINDALE, TX 78655

\$1,003,850 TopHap Estimate · \$248 / ft² · confidence 93 · as of Jun 23, 2026

4,040 ft²

LIVING AREA

1.13 ac

LOT SIZE

2020

YEAR BUILT

2

STORIES

3

PARKING

VALUATION

\$1M

\$934K low

\$1.1M high

Est. Owner Equity

\$43,850

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax

\$11,799 (2025)

Assessed Value

\$985,000

Previous Assessed

\$889,624

Assessor Market Value

\$985,000

PROPERTY FACTS

Property Type	Single Family Residence
County	GUADALUPE
Lot (acres)	1.13
Garage	Garage, Attached
Pool	Yes

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 2, 2020	Financing	Mortgage			\$703K
Jun 29, 2017	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
DeZavala Elementary School	Elementary	KG–5	5.0 mi
Goodnight Middle School	Middle	6–8	5.1 mi
San Marcos High School	High	9–12	5.9 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