

Single Family Residence **RESIDENTIAL**

# 6035 RICKI LN

BEAUMONT, TX 77708

**\$197,244** TopHap Estimate · \$92 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2,149 ft<sup>2</sup>**  
LIVING AREA

**0.69 ac**  
LOT SIZE

**1962**  
YEAR BUILT

**1**  
STORIES

**3**  
PARKING

## VALUATION

**\$197K**

\$186K low

\$209K high

Last Sale

**\$7,500 · Dec 27, 2010**

Est. Owner Equity

**\$92,744**

Loan-to-Value

**54%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$2,259 (2024) |
| Assessed Value        | \$160,377      |
| Previous Assessed     | \$147,662      |
| Assessor Market Value | \$160,377      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | JEFFERSON               |
| Lot (acres)   | 0.69                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 154 ft²

## CLIMATE RISK

19  
FLOOD

51  
WILDFIRE

99  
HEAT

63  
STORM

19  
DROUGHT

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|--------------|-----------|---------------|-------|--------|--------|
| Dec 30, 2009 | Financing | Warranty Deed |       |        | \$105K |

## ASSIGNED SCHOOLS

| SCHOOL                      | LEVEL      | GRADES | DISTANCE |
|-----------------------------|------------|--------|----------|
| Roy Guess Elementary School | Elementary | KG–5   | 0.9 mi   |
| Marshall Middle School      | Middle     | 6–8    | 3.1 mi   |
| West Brook High School      | High       | 9–12   | 4.1 mi   |

District: Beaumont 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 77708

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>120</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>11,589</b><br>POPULATION | <b>\$60K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|