

Single Family Residence **RESIDENTIAL**

6080 RICKI LN

BEAUMONT, TX 77708

\$173,998 TopHap Estimate · \$120 / ft² · confidence 93 · as of Jul 14, 2026



1,455 ft²
LIVING AREA

0.27 ac
LOT SIZE

1988
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$174K

\$163K low

\$185K high

Est. Owner Equity

\$22,948

Loan-to-Value

90%

TAX & ASSESSMENT

Property Tax	\$2,460 (2024)
Assessed Value	\$156,880
Previous Assessed	\$156,880
Assessor Market Value	\$156,880

PROPERTY FACTS

Property Type	Single Family Residence
County	Jefferson
Lot (acres)	0.27
Construction	Frame (Unspecified)
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Garage	Garage, Attached
Pool	No

Porch · 94 ft²

CLIMATE RISK

19
FLOOD

50
WILDFIRE

99
HEAT

63
STORM

19
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 21, 2023	Financing	Venders Lien			\$151K

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	4.2 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

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

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------