

Single Family Residence **RESIDENTIAL**

# 1406 RIDGECREST DR

EL RENO, OK 73036

**\$303,076** TopHap Estimate · \$149 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**2,037 ft<sup>2</sup>**

LIVING AREA

**1.07 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$303K**

**\$287K low**

**\$319K high**

Last Sale

**\$270,000 · Jul 17, 2020**

Est. Owner Equity

**\$46,576**

Loan-to-Value

**83%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,616 (2025) |
| Assessed Value        | \$34,311       |
| Previous Assessed     | \$32,677       |
| Assessor Market Value | \$296,594      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | Canadian                |
| Construction  | Brick                   |
| Foundation    | Concrete                |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Average                 |

Porch · 183 ft²

## CLIMATE RISK

**88**  
FLOOD

**52**  
WILDFIRE

**87**  
HEAT

**46**  
STORM

**16**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE                | TYPE              | DEED                | PRICE     | \$/FT² | LOAN   |
|---------------------|-------------------|---------------------|-----------|--------|--------|
| <b>Jul 16, 2020</b> | Resale            | Warranty Deed       | \$270,000 | \$133  | \$257K |
| <b>Feb 8, 2011</b>  | Quitclaim         | Quit Claim Transfer |           |        |        |
| <b>Feb 13, 2010</b> | Recorded document | Grant Deed          |           |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Etta Dale Jr High School       | Middle     | 7–8    | 1.1 mi   |
| El Reno High School            | High       | 9–12   | 1.3 mi   |
| Rose Witcher Elementary School | Elementary | 1–2    | 1.3 mi   |

District: El Reno Public Schools

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 73036

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>148</b><br>CRIME INDEX | <b>83</b><br>AIR POLLUTION | <b>23,102</b><br>POPULATION | <b>\$57K</b><br>MEDIAN IN-COME | <b>60°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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