

Single Family Residence **RESIDENTIAL**

# 1820 RIDGEVIEW

KINGSLAND, TX 78639

**\$245,000** TopHap Estimate · \$207 / ft<sup>2</sup> · confidence 99 · as of Jul 14, 2026



**3**  
BEDS

**2**  
BATHS

**1,185 ft<sup>2</sup>**  
LIVING AREA

**0.23 ac**  
LOT SIZE

**2019**  
YEAR BUILT

**1**  
STORIES

**3**  
ROOMS

**1**  
PARKING

## VALUATION

**\$245K**

\$242K low

\$248K high

Last Sale

**\$233,050 · Jul 23, 2026**

Est. Owner Equity

**\$53,100**

Loan-to-Value

**78%**

## TAX & ASSESSMENT

|                       |              |
|-----------------------|--------------|
| Property Tax          | \$776 (2025) |
| Assessed Value        | \$184,850    |
| Previous Assessed     | \$184,820    |
| Assessor Market Value | \$184,850    |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | LLANO                   |
| Lot (acres)   | 0.23                    |
| Roof          | Asbestos                |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

Porch · 40 ft²

## CLIMATE RISK

|            |                |             |             |               |
|------------|----------------|-------------|-------------|---------------|
| 1<br>FLOOD | 62<br>WILDFIRE | 100<br>HEAT | 39<br>STORM | 19<br>DROUGHT |
|------------|----------------|-------------|-------------|---------------|

Scores 0–100; higher = greater projected risk.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|--------------|-----------|--------|--------|
| Jul 13, 2026 | Resale    | Deed         | \$233,050 | \$197  | \$231K |
| May 6, 2022  | Financing | Venders Lien |           |        | \$192K |
| May 3, 2019  | Financing | Venders Lien |           |        | \$130K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Packsaddle Elementary School | Elementary | PK–5   | 0.3 mi   |
| Llano Junior High School     | Middle     | 6–8    | 14.5 mi  |
| Llano High School            | High       | 9–12   | 14.9 mi  |

District: Llano 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 78639

|                          |                            |                            |                                |                         |                        |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>91</b><br>CRIME INDEX | <b>92</b><br>AIR POLLUTION | <b>9,831</b><br>POPULATION | <b>\$70K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>64%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

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