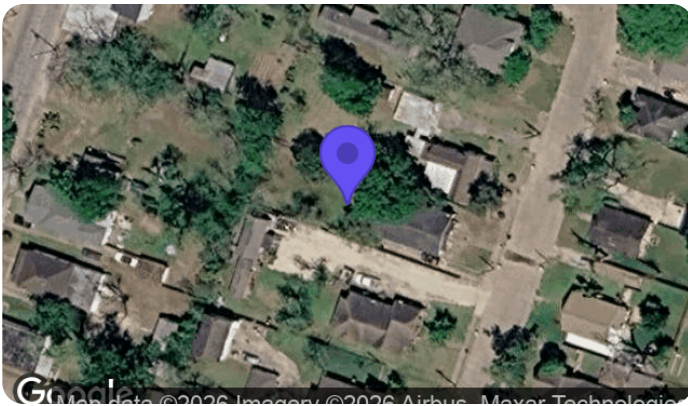


Triplex (3 Units, Any Combination)

**RESIDENTIAL**

# 609 N RUSK ST

WHARTON, TX 77488



**2**

BATHS

**1,600 ft²**

LIVING AREA

**0.23 ac**

LOT SIZE

**1940**

YEAR BUILT

**1**

STORIES

## VALUATION

Last Sale

**\$55,000 · Jul 1, 2025**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$2,278 (2025)</b> |
| Assessed Value        | <b>\$109,776</b>      |
| Previous Assessed     | <b>\$100,337</b>      |
| Assessor Market Value | <b>\$109,776</b>      |

## PROPERTY FACTS

|               |                                           |
|---------------|-------------------------------------------|
| Property Type | <b>Triplex (3 Units, Any Combination)</b> |
| Style         | <b>Triplex</b>                            |
| County        | <b>WHARTON</b>                            |
| Lot (acres)   | <b>0.23</b>                               |
| Pool          | <b>No</b>                                 |

Porch · 80 ft²

## CLIMATE RISK

|                    |                       |                   |                    |                      |
|--------------------|-----------------------|-------------------|--------------------|----------------------|
| <b>40</b><br>FLOOD | <b>38</b><br>WILDFIRE | <b>99</b><br>HEAT | <b>54</b><br>STORM | <b>20</b><br>DROUGHT |
|--------------------|-----------------------|-------------------|--------------------|----------------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

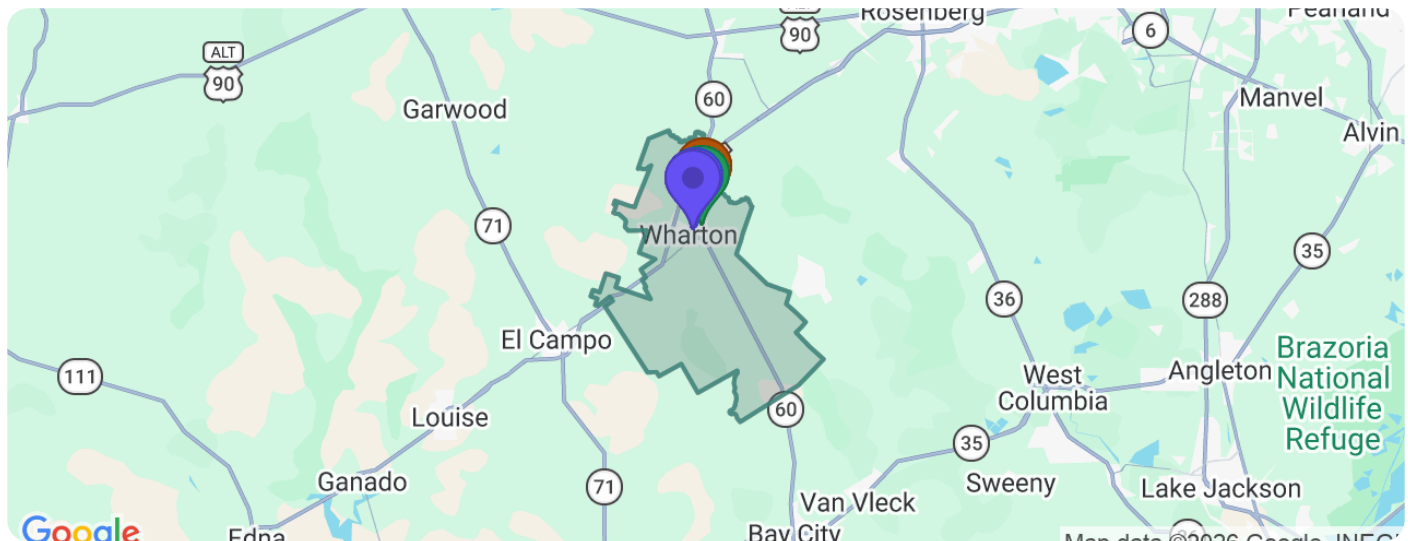
## TRANSACTION HISTORY

| DATE               | TYPE      | DEED                 | PRICE | \$/FT² | LOAN |
|--------------------|-----------|----------------------|-------|--------|------|
| <b>Jun 6, 2025</b> | Financing | Intrafamily Transfer |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                               | LEVEL      | GRADES | DISTANCE |
|--------------------------------------|------------|--------|----------|
| <b>Wharton Jr High School</b>        | Middle     | 6–8    | 0.3 mi   |
| <b>C G Sivells Elementary School</b> | Elementary | PK–1   | 0.8 mi   |
| <b>Wharton High School</b>           | High       | 9–12   | 1.3 mi   |

District: Wharton 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 77488**

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>115</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>15,373</b><br>POPULATION | <b>\$54K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|