

Single Family Residence

RESIDENTIAL

3902 RIVER OAKS DR

KINGSLAND, TX 78639

\$1,334,601 TopHap Estimate · \$512 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

2,609 ft²

LIVING AREA

1993

YEAR BUILT

1

STORIES

6

PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.4M high

Last Sale

\$450,000 · Oct 18, 2024

Est. Owner Equity

\$884,601

Loan-to-Value

34%

TAX & ASSESSMENT

Property Tax	\$5,483 (2025)
Assessed Value	\$1,305,330
Previous Assessed	\$749,905
Assessor Market Value	\$1,305,330

PROPERTY FACTS

Property Type	Single Family Residence
County	Llano
Roof	Asbestos
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Patio · 324 ft²

Porch · 973 ft²

Boat access

Outdoor kitchen

CLIMATE RISK

100
FLOOD

67
WILDFIRE

99
HEAT

39
STORM

37
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

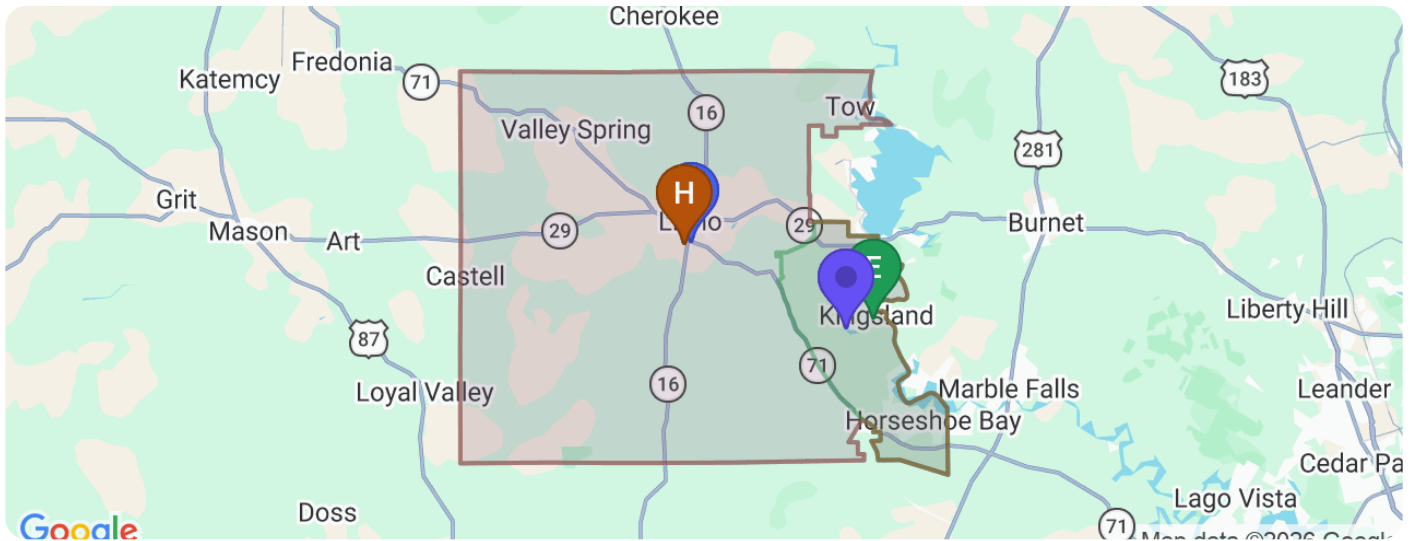
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 11, 2024	Resale	Venders Lien	\$450,000	\$172	\$450K
Apr 1, 2014	Financing	Venders Lien			\$540K
Jul 1, 2008	Financing	Venders Lien			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Packsaddle Elementary School	Elementary	PK–5	2.1 mi
Llano Junior High School	Middle	6–8	13.3 mi
Llano High School	High	9–12	13.6 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

91 CRIME INDEX	92 AIR POLLUTION	9,831 POPULATION	\$70K MEDIAN IN-COME	67°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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