

Single Family Residence **RESIDENTIAL**

813 RITCHEY ST

GAINESVILLE, TX 76240

\$258,306 TopHap Estimate · \$294 / ft² · confidence 91 · as of Jul 14, 2026



3

BEDS

2

BATHS

880 ft²

LIVING AREA

0.14 ac

LOT SIZE

1940

YEAR BUILT

1

PARKING

VALUATION

\$258K

\$234K low

\$283K high

Last Sale

\$258,000 · Jan 6, 2025

Est. Owner Equity

\$258,306

TAX & ASSESSMENT

Property Tax	\$4,758 (2025)
Assessed Value	\$227,425
Previous Assessed	\$227,425
Assessor Market Value	\$227,425

PROPERTY FACTS

Property Type	Single Family Residence
County	COOKE
Lot (acres)	0.14
Roof	Composition Shingle
Heating	Central
Cooling	Central
Garage	Carport (Unspecified)
Pool	No

Porch · 84 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2025	Financing	Special Warranty Deed			\$258K
Jan 3, 2025	Financing	Venders Lien			\$258K
Dec 28, 2009	Financing	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Edison Elementary School	Elementary	PK-1	0.8 mi
Gainesville Jr High School	Middle	7-8	1.5 mi
Gainesville High School	High	9-12	2.6 mi

District: Gainesville 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 76240

109 CRIME INDEX	99 AIR POLLUTION	30,647 POPULATION	\$66K MEDIAN IN-COME	63°F AVG TEMP	64% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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