

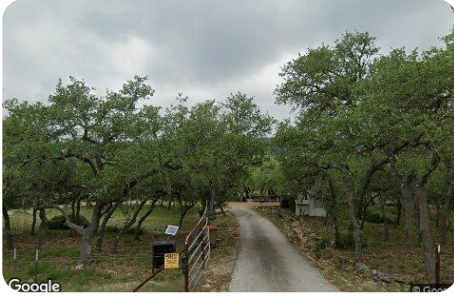
Rural Residence

RESIDENTIAL

318 ROCKY RIVER RD

BLANCO, TX 78606

\$553,312 TopHap Estimate · \$463 / ft² · confidence 95 · as of Jul 14, 2026



1.5

BATHS

1,196 ft²

LIVING AREA

5.22 ac

LOT SIZE

1999

YEAR BUILT

VALUATION

\$553K

\$524K low

\$583K high

Last Sale

\$377,720 · Mar 31, 2025

Est. Owner Equity

\$269,312

Loan-to-Value

51%

TAX & ASSESSMENT

Property Tax	\$6,949 (2026)
Assessed Value	\$514,940
Previous Assessed	\$514,940
Assessor Market Value	\$514,940

PROPERTY FACTS

Property Type	Rural Residence
County	BLANCO
Lot (acres)	5.22
Heating	Central
Cooling	Central
Pool	No

Patio · 476 ft²

CLIMATE RISK

98 FLOOD	71 WILDFIRE	92 HEAT	49 STORM	31 DROUGHT
-------------	----------------	------------	-------------	---------------

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2025	Financing	Venders Lien			\$284K
Feb 7, 2020	Financing	Venders Lien			\$276K
Feb 11, 2011	Financing	Venders Lien			\$116K
Jun 21, 2007	Financing	Venders Lien			\$142K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Blanco Elementary School	Elementary	PK–5	5.3 mi
Blanco Middle School	Middle	6–8	5.8 mi
Blanco High School	High	9–12	5.9 mi

District: Blanco 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 78606

127 CRIME INDEX	101 AIR POLLUTION	7,757 POPULATION	\$94K MEDIAN IN-COME	66°F AVG TEMP	60% SUNSHINE
---------------------------------------	---	--	--	-------------------------------------	------------------------------------

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

OWNERSHIP

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