

Rural Residence

RESIDENTIAL

# 1397 RIVER RIDGE RANCH RD

KILLEEN, TX 76549

**\$1,650,772** TopHap Estimate · \$380 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026

**4,342 ft<sup>2</sup>**

LIVING AREA

**13.31 ac**

LOT SIZE

**2013**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1.7M**

\$1.5M low

\$1.8M high

Est. Owner Equity

**\$1,160,772**

Loan-to-Value

**28%**

## TAX & ASSESSMENT

Property Tax

**\$4,761 (2024)**

Assessed Value

**\$861,898**

Previous Assessed

**\$1,287,835**

Assessor Market Value

**\$1,094,000**

## PROPERTY FACTS

|               |                 |
|---------------|-----------------|
| Property Type | Rural Residence |
| County        | Bell            |
| Lot (acres)   | 13.31           |
| Heating       | None            |
| Fireplace     | Yes             |
| Pool          | No              |

Porch · 1,419 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                | PRICE | \$/FT² | LOAN   |
|--------------|-------------------|---------------------|-------|--------|--------|
| Mar 31, 2020 | Financing         | Venders Lien        |       |        | \$510K |
| Mar 14, 2020 | Quitclaim         | Quit Claim Transfer |       |        |        |
| Jun 24, 2013 | Quitclaim         | Quit Claim Transfer |       |        | \$400K |
| Feb 13, 2007 | Recorded document | Grant Deed          |       |        |        |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Dr. Jimmie Don Aycock Middle School | Middle     | 6–8    | 1.3 mi   |
| Alice W. Douse Elementary School    | Elementary | EE–5   | 4.9 mi   |
| Chaparral High School               | High       | 9–12   | 6.4 mi   |

District: Killeen 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 76549**

|                          |                             |                             |                                |                         |                        |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>73</b><br>CRIME INDEX | <b>112</b><br>AIR POLLUTION | <b>62,659</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>66°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|-----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|