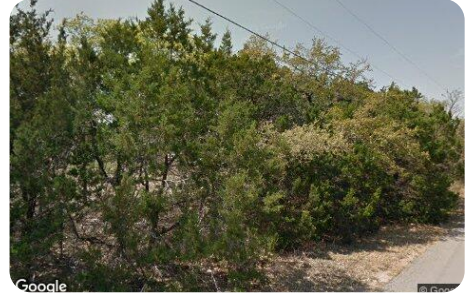
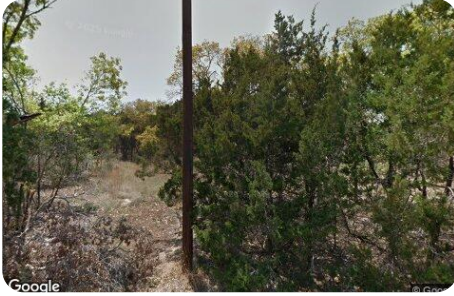


Single Family Residence **RESIDENTIAL**

706 RIVA RIDGE DR

LEANDER, TX 78641

\$1,061,988 TopHap Estimate · \$349 / ft² · confidence 92 · as of Jul 14, 2026



3

BATHS

3,043 ft²

LIVING AREA

10.13 ac

LOT SIZE

2015

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$1.1M

\$982K low

\$1.1M high

Est. Owner Equity

\$400,744

Loan-to-Value

60%

TAX & ASSESSMENT

Property Tax	\$17,204 (2025)
Assessed Value	\$1,649,924
Previous Assessed	\$1,207,001
Assessor Market Value	\$1,649,924

PROPERTY FACTS

Property Type	Single Family Residence
County	Williamson
Lot (acres)	10.13
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Pool	Yes

Porch · 812 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2006	Financing	Warranty Deed			\$130K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
North Elementary School	Elementary	PK–5	0.1 mi
Glenn High School	High	9–12	2.0 mi
Wiley Middle School	Middle	6–8	3.9 mi

District: Leander 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 78641

64 CRIME INDEX	80 AIR POLLUTION	94,325 POPULATION	\$118K MEDIAN IN-COME	67°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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