

Rural Residence

RESIDENTIAL

# 1687 RIVER RIDGE RANCH RD

KILLEEN, TX 76549

**\$1,465,930** TopHap Estimate · \$406 / ft<sup>2</sup> · confidence 89 · as of Jul 14, 2026

**3,609 ft<sup>2</sup>**

LIVING AREA

**22.37 ac**

LOT SIZE

**2018**

YEAR BUILT

**1**

STORIES

**3**

PARKING

## VALUATION

**\$1.5M**

\$1.3M low

\$1.6M high

Est. Owner Equity

**\$737,930**

Loan-to-Value

**46%**

## TAX & ASSESSMENT

Property Tax

**\$9,081 (2024)**

Assessed Value

**\$675,116**

Previous Assessed

**\$1,245,178**

Assessor Market Value

**\$1,133,156**

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Rural Residence            |
| County        | Bell                       |
| Lot (acres)   | 22.37                      |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | None                       |
| Pool          | In-Ground Pool             |

Porch · 816 ft<sup>2</sup>

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED                   | PRICE | \$/FT <sup>2</sup> | LOAN |
|--------------|-------------------|------------------------|-------|--------------------|------|
| Apr 14, 2021 | Financing         | Transfer On Death Deed |       |                    |      |
| May 9, 2007  | Recorded document | Grant Deed             |       |                    |      |

## ASSIGNED SCHOOLS

| SCHOOL                              | LEVEL      | GRADES | DISTANCE |
|-------------------------------------|------------|--------|----------|
| Dr. Jimmie Don Aycock Middle School | Middle     | 6–8    | 1.0 mi   |
| Alice W. Douse Elementary School    | Elementary | EE–5   | 5.0 mi   |
| Chaparral High School               | High       | 9–12   | 6.5 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-<br>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> |
|-----------|-----------------------|