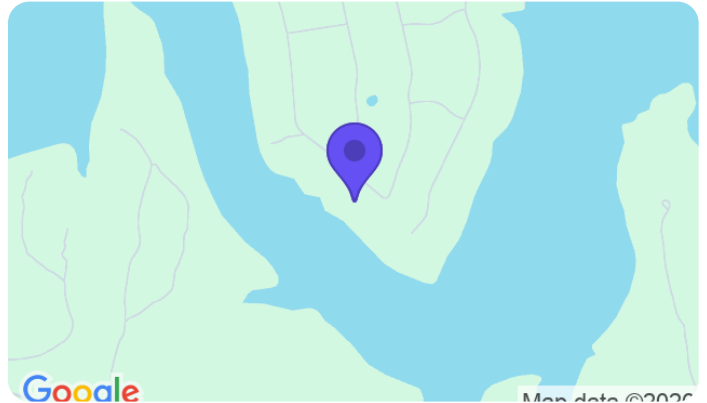


Single Family Residence **RESIDENTIAL**

189 RIDGELINE DR

CHICO, TX 76431

\$1,477,889 TopHap Estimate · \$380 / ft² · confidence 85 · as of Jul 14, 2026



4
BATHS

3,885 ft²
LIVING AREA

1.01 ac
LOT SIZE

2020
YEAR BUILT

2
STORIES

4
PARKING

VALUATION

\$1.5M

\$1.3M low

\$1.7M high

Last Sale	\$864,500 · Oct 15, 2025
Est. Owner Equity	\$827,889
Loan-to-Value	44%

TAX & ASSESSMENT

Property Tax	\$12,574 (2025)
Assessed Value	\$1,257,148
Previous Assessed	\$1,142,862
Assessor Market Value	\$1,435,043

PROPERTY FACTS

Property Type	Single Family Residence
County	WISE
Lot (acres)	1.01
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	No

Boat access

CLIMATE RISK

72 FLOOD	77 WILDFIRE	91 HEAT	48 STORM	41 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

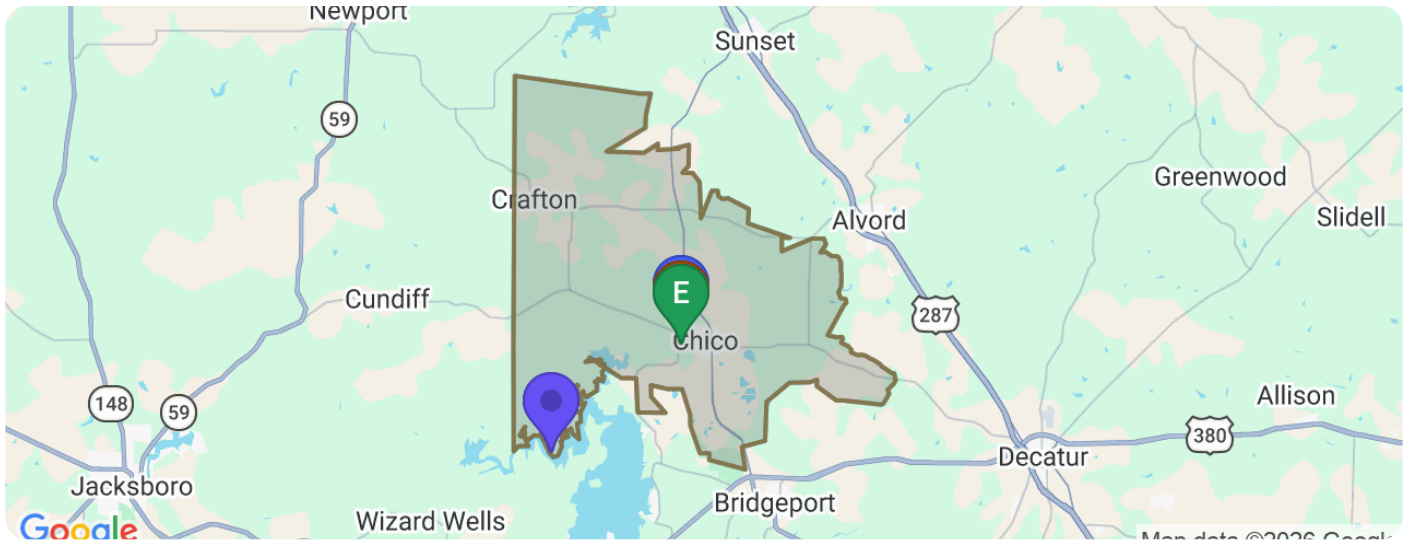
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Oct 15, 2025	Financing	Venders Lien			\$650K
Oct 8, 2019	Financing	Trustees Deed			\$484K
Jan 27, 2018	Recorded document	Warranty Deed			
Dec 20, 2005	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Chico Elementary School	Elementary	PK–5	6.2 mi
Chico High School	High	9–12	6.2 mi
Chico Middle School	Middle	6–8	6.3 mi

District: Chico 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 76431

152 CRIME INDEX	99 AIR POLLUTION	3,789 POPULATION	\$72K MEDIAN IN-COME	64°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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