

Single Family Residence **RESIDENTIAL**

## 274 RANCH RIDGE DR

DRIPPING SPRINGS, TX 78620

**\$863,661** TopHap Estimate · \$302 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026

**2,864 ft<sup>2</sup>**  
LIVING AREA

**0.75 ac**  
LOT SIZE

**2015**  
YEAR BUILT

**1**  
STORIES

**2**  
PARKING

### VALUATION

**\$864K**

\$803K low

\$924K high

Est. Owner Equity

**\$863,661**

### TAX & ASSESSMENT

|                       |                        |
|-----------------------|------------------------|
| Property Tax          | <b>\$14,065 (2024)</b> |
| Assessed Value        | <b>\$839,880</b>       |
| Previous Assessed     | <b>\$872,946</b>       |
| Assessor Market Value | <b>\$839,880</b>       |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Hays                       |
| Lot (acres)   | 0.75                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Garage        | Mixed                      |
| Pool          | Yes                        |

Porch · 209 ft<sup>2</sup>

Outdoor kitchen

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|---------------|-------|--------------------|--------|
| Jun 2, 2021  | Financing | Warranty Deed |       |                    |        |
| Jan 29, 2016 | Financing | Trustees Deed |       |                    | \$50K  |
| Dec 29, 2015 | Financing | Warranty Deed |       |                    | \$413K |

## ASSIGNED SCHOOLS

| SCHOOL                             | LEVEL      | GRADES | DISTANCE |
|------------------------------------|------------|--------|----------|
| Dripping Springs Elementary School | Elementary | PK–5   | 0.6 mi   |
| Dripping Springs High School       | High       | 9–12   | 1.3 mi   |
| Dripping Springs Middle School     | Middle     | 6–8    | 1.7 mi   |

District: Dripping Springs 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 78620

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>58</b><br>CRIME INDEX | <b>82</b><br>AIR POLLUTION | <b>25,714</b><br>POPULATION | <b>\$132K</b><br>MEDIAN IN-COME | <b>67°F</b><br>AVG TEMP | <b>60%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

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