

Single Family Residence

**RESIDENTIAL**

# 1302 RIVER RIDGE DR

AUSTIN, TX 78732

**\$568,798** TopHap Estimate · \$415 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**2**

BATHS

**1,372 ft<sup>2</sup>**

LIVING AREA

**0.41 ac**

LOT SIZE

**1997**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$569K**

\$535K low

\$603K high

Est. Owner Equity

**\$568,798**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,258 (2024) |
| Assessed Value        | \$536,730      |
| Previous Assessed     | \$536,730      |
| Assessor Market Value | \$536,730      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Travis                     |
| Lot (acres)   | 0.41                       |
| Construction  | Wood Frame                 |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Yes                        |
| Cooling       | Yes                        |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 304 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED                  | PRICE | \$/FT² | LOAN   |
|--------------|-----------|-----------------------|-------|--------|--------|
| Oct 31, 2022 | Financing | Special Warranty Deed |       |        |        |
| Jan 29, 2021 | Financing | Special Warranty Deed |       |        | \$300K |
| Sep 6, 2018  | Quitclaim | Quit Claim Transfer   |       |        |        |
| Jun 25, 2014 | Financing | Venders Lien          |       |        | \$25K  |
| Nov 5, 2002  | Financing | Grant Deed            |       |        | \$129K |
| Sep 29, 1998 | Financing | Grant Deed            |       |        | \$99K  |
| Dec 31, 1996 | Financing | Grant Deed            |       |        | \$79K  |

## ASSIGNED SCHOOLS

| SCHOOL                        | LEVEL      | GRADES | DISTANCE |
|-------------------------------|------------|--------|----------|
| River Ridge Elementary School | Elementary | KG–5   | 1.2 mi   |
| Canyon Ridge Middle School    | Middle     | 6–8    | 2.7 mi   |
| Vandegrift High School        | High       | 9–12   | 7.5 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 78732



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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Absentee owner |
|-----------|----------------|