

Single Family Residence **RESIDENTIAL**

12806 RIVA RIDGE LN

HOUSTON, TX 77071

\$354,367 TopHap Estimate · \$165 / ft² · confidence 92 · as of Jul 14, 2026



3

BEDS

2

BATHS

2,142 ft²

LIVING AREA

0.11 ac

LOT SIZE

1982

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$354K

\$328K low

\$381K high

Last Sale

\$89,100 · Mar 2, 2004

Est. Owner Equity

\$283,117

Loan-to-Value

18%

TAX & ASSESSMENT

Property Tax	\$2,002 (2025)
Assessed Value	\$260,355
Previous Assessed	\$254,460
Assessor Market Value	\$260,355

PROPERTY FACTS

Property Type	Single Family Residence
County	HARRIS
Lot (acres)	0.11
Construction	Frame (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	No
View	Neighborhood

Porch · 40 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 2, 2004	Quitclaim	Quit Claim Transfer			\$71K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Gross Elementary School	Elementary	EE-5	0.7 mi
Welch Middle School	Middle	6-8	1.3 mi
Westbury High School	High	9-12	2.3 mi

District: Houston 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 77071

109 CRIME INDEX	88 AIR POLLUTION	26,545 POPULATION	\$61K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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