

Single Family Residence **RESIDENTIAL**

7049 RIVER RIDGE DR

COLLEGE STATION, TX 77845

\$894,951 TopHap Estimate · \$278 / ft² · confidence 91 · as of Jul 14, 2026



5
BEDS

3
BATHS

3,222 ft²
LIVING AREA

1.79 ac
LOT SIZE

2015
YEAR BUILT

1
STORIES

6
ROOMS

4
PARKING

VALUATION

\$895K

\$810K low

\$979K high

Last Sale

\$892,696 · Nov 13, 2023

Est. Owner Equity

\$0

Loan-to-Value

114%

TAX & ASSESSMENT

Property Tax	\$11,201 (2024)
Assessed Value	\$891,608
Previous Assessed	\$843,066
Assessor Market Value	\$891,608

PROPERTY FACTS

Property Type	Single Family Residence
County	BRAZOS
Lot (acres)	1.79
Construction	Wood (Unspecified)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes

Deck

Porch · 440 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Nov 10, 2023	Financing	Venders Lien			\$671K
Jan 16, 2015	Financing	Trustees Deed			\$196K
Sep 24, 2004	Recorded document	Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Wellborn Middle School	Middle	7–8	2.9 mi
River Bend Elementary School	Elementary	PK–4	4.1 mi
A&M Consolidated High School	High	9–12	6.0 mi

District: College Station 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 77845

65 CRIME INDEX	103 AIR POLLUTION	73,323 POPULATION	\$94K MEDIAN IN-COME	68°F AVG TEMP	60% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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