

Single Family Residence **RESIDENTIAL**

# 7453 RIVER RIDGE DR

COLLEGE STATION, TX 77845

**\$899,963** TopHap Estimate · \$269 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**4**

BEDS

**4**

BATHS

**3,344 ft<sup>2</sup>**

LIVING AREA

**2.45 ac**

LOT SIZE

**2014**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$900K**

\$859K low

\$941K high

Est. Owner Equity

**\$749,963**

Loan-to-Value

**17%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$9,617 (2024) |
| Assessed Value        | \$806,759      |
| Previous Assessed     | \$733,417      |
| Assessor Market Value | \$930,415      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Brazos                  |
| Lot (acres)   | 2.45                    |
| Heating       | None                    |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | Yes                     |

Porch · 783 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE | \$/FT² | LOAN |
|--------------|-------------------|---------------|-------|--------|------|
| Sep 24, 2004 | Recorded document | Warranty Deed |       |        |      |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Wellborn Middle School       | Middle     | 7–8    | 3.2 mi   |
| River Bend Elementary School | Elementary | PK–4   | 4.3 mi   |
| A&M Consolidated High School | High       | 9–12   | 6.3 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

|                                      |                                         |                                         |                                            |                                     |                                    |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>65</div> <div>CRIME INDEX</div> | <div>103</div> <div>AIR POLLUTION</div> | <div>73,323</div> <div>POPULATION</div> | <div>\$94K</div> <div>MEDIAN IN-COME</div> | <div>68°F</div> <div>AVG TEMP</div> | <div>60%</div> <div>SUNSHINE</div> |
|--------------------------------------|-----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|