

Single Family Residence

RESIDENTIAL

3106 RIVER PLACE DR

BELTON, TX 76513

\$617,958 TopHap Estimate · \$208 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,975 ft²

LIVING AREA

1 ac

LOT SIZE

1995

YEAR BUILT

1

STORIES

2

PARKING

VALUATION

\$618K

\$563K low

\$673K high

Last Sale

\$497,600 · Sep 26, 2016

Est. Owner Equity

\$219,908

Loan-to-Value

61%

TAX & ASSESSMENT

Property Tax	\$11,189 (2025)
Assessed Value	\$623,378
Previous Assessed	\$637,737
Assessor Market Value	\$647,759

PROPERTY FACTS

Property Type	Single Family Residence
County	BELL
Lot (acres)	1.00
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	In-Ground Pool

Porch · 295 ft²

Sprinklers

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 23, 2016	Financing	Venders Lien			\$398K
Aug 15, 2013	Financing	Grant Deed			\$252K
Apr 22, 2013	Recorded document	Warranty Deed			
Apr 2, 2013	Non-arms-length	Trustees Deed	\$314,624	\$106	
Oct 2, 2009	Financing	Venders Lien			\$336K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Belton High School	High	9–12	0.4 mi
Belton Middle School	Middle	6–8	0.6 mi
Sparta Elementary School	Elementary	KG–5	0.7 mi

District: Belton 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 76513

112 CRIME INDEX	113 AIR POLLUTION	49,989 POPULATION	\$83K MEDIAN IN-COME	67°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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