

Single Family Residence **RESIDENTIAL**

# 9406 RIVERBANK RIDGE CT

HOUSTON, TX 77089

**\$394,810** TopHap Estimate · \$146 / ft<sup>2</sup> · confidence 94 · as of Jun 23, 2026



**4**  
BEDS

**2.5**  
BATHS

**2,708 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2002**  
YEAR BUILT

**1**  
STORIES

**10**  
ROOMS

**1**  
PARKING

## VALUATION

**\$395K**

\$371K low

\$418K high

Last Sale

**\$243,000 · Jul 8, 2016**

Est. Owner Equity

**\$200,410**

Loan-to-Value

**49%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$8,533 (2025) |
| Assessed Value        | \$348,900      |
| Previous Assessed     | \$317,000      |
| Assessor Market Value | \$348,900      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Traditional/Old         |
| County        | HARRIS                  |
| Lot (acres)   | 0.17                    |
| Construction  | Frame (Unspecified)     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Pool          | No                      |
| View          | Primary                 |

Porch · 34 ft²

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED          | PRICE | \$/FT² | LOAN   |
|-------------|-----------|---------------|-------|--------|--------|
| Jul 7, 2016 | Financing | Warranty Deed |       |        | \$194K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| South Belt Elementary School | Elementary | PK–4   | 0.4 mi   |
| J. Frank Dobie High School   | High       | 9–12   | 0.8 mi   |
| Thompson Intermediate School | Middle     | 7–8    | 2.0 mi   |

District: Pasadena 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 77089

|                          |                            |                             |                                |                         |                        |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>52</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>53,483</b><br>POPULATION | <b>\$75K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|