

Single Family Residence **RESIDENTIAL**

## 2639 OREGANO RISE DR

RICHMOND, TX 77406

**\$869,000** TopHap Estimate · \$223 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3,905 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
PARKING

### VALUATION

**\$869K**

**\$811K low**

**\$927K high**

Est. Owner Equity

**\$129,000**

Loan-to-Value

**84%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,426 (2025) |
| Assessed Value        | \$231,657      |
| Previous Assessed     | \$231,657      |
| Assessor Market Value | \$231,657      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| County        | Fort Bend                  |
| Lot (acres)   | 0.17                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |

Porch · 335 ft²

## CLIMATE RISK

25  
FLOOD

42  
WILDFIRE

98  
HEAT

56  
STORM

38  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Jun 16, 2025 | Financing | Venders Lien |       |        | \$740K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| James Bowie Middle School        | Middle     | 6–8    | 0.6 mi   |
| James C. Neill Elementary School | Elementary | KG–5   | 1.2 mi   |
| Travis High School               | High       | 9–12   | 1.3 mi   |

District: Fort Bend 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 77406

|                   |                     |                      |                          |                  |                 |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|
| 69<br>CRIME INDEX | 85<br>AIR POLLUTION | 70,172<br>POPULATION | \$136K<br>MEDIAN IN-COME | 69°F<br>AVG TEMP | 58%<br>SUNSHINE |
|-------------------|---------------------|----------------------|--------------------------|------------------|-----------------|

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

### OWNERSHIP

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