

Single Family Residence **RESIDENTIAL**

## 2731 OREGANO RISE DR

RICHMOND, TX 77406

**\$734,868** TopHap Estimate · \$188 / ft<sup>2</sup> · confidence 93 · as of Jul 14, 2026



**3,917 ft<sup>2</sup>**  
LIVING AREA

**0.17 ac**  
LOT SIZE

**2024**  
YEAR BUILT

**2**  
PARKING

### VALUATION

**\$735K**

\$687K low

\$783K high

Est. Owner Equity

**\$23,518**

Loan-to-Value

**93%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$3,576 (2025) |
| Assessed Value        | \$241,802      |
| Previous Assessed     | \$241,802      |
| Assessor Market Value | \$241,802      |

## 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 · 342 ft²

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 44<br>FLOOD | 42<br>WILDFIRE | 98<br>HEAT | 56<br>STORM | 38<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

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

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| May 23, 2025 | Financing | Venders Lien |       |        | \$711K |

## ASSIGNED SCHOOLS

| SCHOOL                           | LEVEL      | GRADES | DISTANCE |
|----------------------------------|------------|--------|----------|
| James Bowie Middle School        | Middle     | 6–8    | 0.7 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</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> |
|-----------|-----------------------|