

Single Family Residence **RESIDENTIAL**

8405 HAZEL RIVER DR

RICHMOND, TX 77406

\$448,462 TopHap Estimate · \$150 / ft² · confidence 94 · as of Jul 14, 2026



2,989 ft²
LIVING AREA

0.13 ac
LOT SIZE

2024
YEAR BUILT

2
PARKING

VALUATION

\$448K

\$420K low

\$477K high

Est. Owner Equity

\$36,375

Loan-to-Value

93%

TAX & ASSESSMENT

Property Tax	\$4,915 (2025)
Assessed Value	\$434,186
Previous Assessed	\$434,186
Assessor Market Value	\$434,186

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.13
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 122 ft²

CLIMATE RISK

45
FLOOD

40
WILDFIRE

98
HEAT

57
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
Jan 15, 2025	Financing	Venders Lien			\$412K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Adolphus Elementary School	Elementary	PK–5	0.6 mi
Foster High School	High	9–12	3.9 mi
Briscoe Junior High School	Middle	7–8	4.0 mi

District: Lamar Consolidated 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 CRIME INDEX	85 AIR POLLUTION	70,172 POPULATION	\$136K MEDIAN IN-COME	69°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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