

Single Family Residence **RESIDENTIAL**

8406 HAZEL RIVER DR

RICHMOND, TX 77406

\$519,563 TopHap Estimate · confidence 85 · as of Jun 23, 2026



0.14 ac
LOT SIZE

2
PARKING

VALUATION

\$520K

\$442K low

\$597K high

Est. Owner Equity

\$81,835

Loan-to-Value

84%

TAX & ASSESSMENT

Property Tax	\$7,837 (2025)
Assessed Value	\$452,301
Previous Assessed	\$60,940
Assessor Market Value	\$452,301

PROPERTY FACTS

Property Type	Single Family Residence
County	FORT BEND
Lot (acres)	0.14
Pool	No
View	Interior

Porch · 181 ft²

CLIMATE RISK

39
FLOOD

41
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
Oct 10, 2024	Financing	Venders Lien			\$438K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Adolphus Elementary School	Elementary	PK–5	0.6 mi
Foster High School	High	9–12	3.8 mi
Briscoe Junior High School	Middle	7–8	3.9 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	Absentee owner
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