

Single Family Residence **RESIDENTIAL**

8811 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$654,899 TopHap Estimate · \$172 / ft² · confidence 94 · as of Jul 14, 2026



3,807 ft²
LIVING AREA

0.2 ac
LOT SIZE

2024
YEAR BUILT

2
PARKING

VALUATION

\$655K

\$618K low

\$692K high

Est. Owner Equity

\$121,501

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$5,698 (2025)
Assessed Value	\$342,122
Previous Assessed	\$342,122
Assessor Market Value	\$342,122

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.20
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 228 ft²

CLIMATE RISK

37 FLOOD	56 WILDFIRE	99 HEAT	58 STORM	38 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 10, 2025	Financing	Venders Lien			\$533K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bentley Elementary School	Elementary	PK–5	1.1 mi
Foster High School	High	9–12	2.3 mi
Briscoe Junior High School	Middle	7–8	2.5 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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