

Single Family Residence **RESIDENTIAL**

8703 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$670,369 TopHap Estimate · \$180 / ft² · confidence 94 · as of Jul 14, 2026

3,723 ft²
LIVING AREA

0.24 ac
LOT SIZE

2024
YEAR BUILT

3
PARKING

VALUATION

\$670K

\$633K low

\$708K high

Est. Owner Equity **\$53,369**

Loan-to-Value **88%**

TAX & ASSESSMENT

Property Tax	\$5,647 (2025)
Assessed Value	\$339,081
Previous Assessed	\$339,081
Assessor Market Value	\$339,081

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.24
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 236 ft²

CLIMATE RISK

36 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 2, 2025	Financing	Venders Lien			\$617K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bentley Elementary School	Elementary	PK–5	1.2 mi
Foster High School	High	9–12	2.2 mi
Briscoe Junior High School	Middle	7–8	2.4 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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