

Residential (General/Single) **RESIDENTIAL**

8711 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$741,230 TopHap Estimate · confidence 94 · as of Jul 14, 2026



VALUATION

\$741K

\$699K low

\$783K high

Last Sale

\$433,160 · May 27, 2026

Est. Owner Equity

\$299,230

Loan-to-Value

53%

TAX & ASSESSMENT

Property Tax

\$1,813 (2025)

Assessed Value

\$60,130

Assessor Market Value

\$60,130

PROPERTY FACTS

Property Type	Residential (General/Single)
County	FORT BEND
Pool	No

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	\$/FT ²	LOAN
May 20, 2026	Resale	Deed	\$433,160		\$442K

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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