

Single Family Residence

RESIDENTIAL

8706 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$776,963 TopHap Estimate · \$238 / ft² · confidence 85 · as of Jun 23, 2026

3,270 ft²

LIVING AREA

0.21 ac

LOT SIZE

2024

YEAR BUILT

2

PARKING

VALUATION

\$777K

\$660K low

\$894K high

Est. Owner Equity

\$213,413

Loan-to-Value

73%

TAX & ASSESSMENT

Property Tax

\$6,833 (2025)

Assessed Value

\$342,606

Previous Assessed

\$342,606

Assessor Market Value

\$410,246

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.21
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 258 ft²

CLIMATE RISK

39 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
Mar 24, 2025	Financing	Venders Lien			\$564K

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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