

Single Family Residence

RESIDENTIAL

# 8702 INCANDESCENCE RISE DR

RICHMOND, TX 77406

**\$666,652** TopHap Estimate · \$181 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026

**3,685 ft<sup>2</sup>**

LIVING AREA

**0.21 ac**

LOT SIZE

**2024**

YEAR BUILT

**3**

PARKING

## VALUATION

**\$667K**

\$638K low

\$695K high

Est. Owner Equity

**\$245,460**

Loan-to-Value

**64%**

## TAX & ASSESSMENT

|                       |                       |
|-----------------------|-----------------------|
| Property Tax          | <b>\$4,961 (2025)</b> |
| Assessed Value        | <b>\$297,837</b>      |
| Previous Assessed     | <b>\$297,837</b>      |
| Assessor Market Value | <b>\$297,837</b>      |

## 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 · 361 ft<sup>2</sup>

## CLIMATE RISK

|             |                |            |             |               |
|-------------|----------------|------------|-------------|---------------|
| 39<br>FLOOD | 56<br>WILDFIRE | 99<br>HEAT | 58<br>STORM | 38<br>DROUGHT |
|-------------|----------------|------------|-------------|---------------|

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

## TRANSACTION HISTORY

| DATE        | TYPE      | DEED         | PRICE | \$/FT <sup>2</sup> | LOAN   |
|-------------|-----------|--------------|-------|--------------------|--------|
| Aug 4, 2025 | Financing | Venders Lien |       |                    | \$421K |

## 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|