

Single Family Residence

RESIDENTIAL

522 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$643,917 TopHap Estimate · \$167 / ft² · confidence 94 · as of Jul 14, 2026

3,865 ft²

LIVING AREA

0.21 ac

LOT SIZE

2024

YEAR BUILT

3

PARKING

VALUATION

\$644K

\$607K low

\$681K high

Est. Owner Equity

\$107,079

Loan-to-Value

87%

TAX & ASSESSMENT

Property Tax

\$845 (2025)

Assessed Value

\$121,525

Previous Assessed

\$121,525

Assessor Market Value

\$121,525

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 · 196 ft²

CLIMATE RISK

38 FLOOD	56 WILDFIRE	99 HEAT	58 STORM	38 DROUGHT
-------------	----------------	------------	-------------	---------------

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 24, 2025	Financing	Venders Lien			\$537K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bentley Elementary School	Elementary	PK–5	1.3 mi
Foster High School	High	9–12	2.1 mi
Briscoe Junior High School	Middle	7–8	2.3 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
--------------------------	----------------------------	-----------------------------	---------------------------------	-------------------------	------------------------

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

OWNERSHIP

Occupancy	Owner occupied
-----------	-----------------------