

Single Family Residence **RESIDENTIAL**

8818 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$640,076 TopHap Estimate · \$173 / ft² · confidence 97 · as of Jul 14, 2026



3,708 ft²
LIVING AREA

0.18 ac
LOT SIZE

2024
YEAR BUILT

2
PARKING

VALUATION

\$640K

\$619K low

\$661K high

Est. Owner Equity

\$28,976

Loan-to-Value

96%

TAX & ASSESSMENT

Property Tax	\$10,542 (2025)
Assessed Value	\$565,327
Previous Assessed	\$565,327
Assessor Market Value	\$632,967

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.18
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 228 ft²

CLIMATE RISK

41
FLOOD

56
WILDFIRE

99
HEAT

57
STORM

38
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 21, 2026	Financing	Venders Lien			\$611K
May 28, 2025	Financing	Special Warranty Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bentley Elementary School	Elementary	PK–5	1.1 mi
Foster High School	High	9–12	2.3 mi
Briscoe Junior High School	Middle	7–8	2.5 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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