

Single Family Residence **RESIDENTIAL**

406 SUNLIGHT RISE RD

RICHMOND, TX 77406

\$434,367 TopHap Estimate · \$158 / ft² · confidence 94 · as of Jul 14, 2026

4
BEDS

3
BATHS

2,743 ft²
LIVING AREA

0.16 ac
LOT SIZE

2024
YEAR BUILT

2
PARKING

VALUATION

\$434K

\$409K low

\$460K high

Est. Owner Equity

\$308,730

Loan-to-Value

28%

TAX & ASSESSMENT

Property Tax

\$2,267 (2025)

Assessed Value

\$319,253

Previous Assessed

\$319,253

Assessor Market Value

\$319,253

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	0.15
Foundation	Mat/Raft Foundation (Slab)
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 193 ft²

CLIMATE RISK

10 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
Jan 31, 2025	Financing	Venders Lien			\$126K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Bentley Elementary School	Elementary	PK–5	1.4 mi
Foster High School	High	9–12	2.0 mi
Briscoe Junior High School	Middle	7–8	2.2 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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