

Residential (General/Single)

RESIDENTIAL

8710 INCANDESCENCE RISE DR

RICHMOND, TX 77406

\$59,879 TopHap Estimate · confidence 85 · as of Jun 23, 2026

0.21 ac

LOT SIZE

VALUATION

\$60K

\$51K low

\$69K high

Est. Owner Equity

\$59,879

TAX & ASSESSMENT

Property Tax	\$1,001 (2025)
Assessed Value	\$60,130
Previous Assessed	\$60,130
Assessor Market Value	\$60,130

PROPERTY FACTS

Property Type	Residential (General/Single)
County	Fort Bend
Lot (acres)	0.21

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 12, 2025	Financing	Warranty Deed			

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



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

OWNERSHIP

Occupancy	Owner occupied
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