

Residential (General/Single)

RESIDENTIAL

418 SUNLIGHT RISE RD

RICHMOND, TX 77406

\$631,662 TopHap Estimate · confidence 94 · as of Jul 14, 2026

VALUATION

\$632K

\$596K low

\$667K high

Last Sale

\$753,003 · May 15, 2026

Est. Owner Equity

\$65,494

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax

\$1,586 (2025)

Assessed Value

\$52,610

Assessor Market Value

\$52,610

PROPERTY FACTS

Property Type

Residential (General/Single)

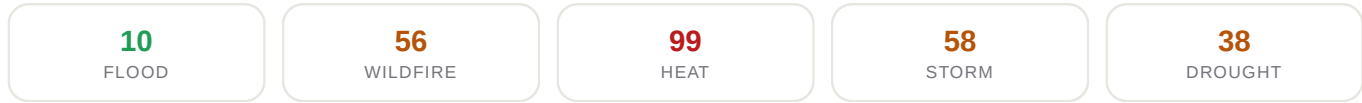
County

FORT BEND

Pool

No

CLIMATE RISK



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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
May 14, 2026	Non-arms-length	Special Warranty Deed	\$753,003		\$566K

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



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

OWNERSHIP

Occupancy	Owner occupied
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