

Single Family Residence

**RESIDENTIAL**

# 6014 FOUR RIVER DR

RICHMOND, TX 77469

**\$421,076** TopHap Estimate · \$110 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**

BEDS

**3**

BATHS

**3,814 ft<sup>2</sup>**

LIVING AREA

**0.2 ac**

LOT SIZE

**2003**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$421K**

\$396K low

\$446K high

Est. Owner Equity

**\$341,076**

Loan-to-Value

**19%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,801 (2025) |
| Assessed Value        | \$431,547      |
| Previous Assessed     | \$431,547      |
| Assessor Market Value | \$431,547      |

## PROPERTY FACTS

|               |                            |
|---------------|----------------------------|
| Property Type | Single Family Residence    |
| Style         | Conventional               |
| County        | Fort Bend                  |
| Lot (acres)   | 0.20                       |
| Foundation    | Mat/Raft Foundation (Slab) |
| Roof          | Composition Shingle        |
| Heating       | Central                    |
| Cooling       | Central                    |
| Fireplace     | Yes                        |
| Garage        | Garage, Attached           |
| Pool          | No                         |

Porch · 97 ft²

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-------------------|---------------|-----------|--------|--------|
| Aug 8, 2008  | Recorded document | Grant Deed    |           |        |        |
| Aug 5, 2008  | Non-arms-length   | Trustees Deed | \$224,035 | \$59   |        |
| Jan 15, 2007 | Financing         | Warranty Deed |           |        | \$212K |
| Feb 24, 2004 | Financing         | Grant Deed    |           |        | \$206K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Williams Elementary School | Elementary | PK–5   | 1.8 mi   |
| Reading Junior High School | Middle     | 7–8    | 2.7 mi   |
| George Ranch High School   | High       | 9–12   | 2.8 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 77469

|                                       |                                        |                                         |                                            |                                     |                                    |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>112</div> <div>CRIME INDEX</div> | <div>86</div> <div>AIR POLLUTION</div> | <div>66,911</div> <div>POPULATION</div> | <div>\$95K</div> <div>MEDIAN IN-COME</div> | <div>69°F</div> <div>AVG TEMP</div> | <div>58%</div> <div>SUNSHINE</div> |
|---------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

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

OWNERSHIP

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