

Single Family Residence

**RESIDENTIAL**

# 306 RIVER BRIAR LN

RICHMOND, TX 77406

**\$313,595** TopHap Estimate · \$166 / ft<sup>2</sup> · confidence 96 · as of Jul 14, 2026



**3**

BEDS

**2**

BATHS

**1,894 ft<sup>2</sup>**

LIVING AREA

**0.15 ac**

LOT SIZE

**2006**

YEAR BUILT

**1**

STORIES

**2**

PARKING

## VALUATION

**\$314K**

\$300K low

\$327K high

Last Sale

**\$319,200 · Jun 10, 2026**

Est. Owner Equity

**\$73,595**

Loan-to-Value

**77%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$4,831 (2025) |
| Assessed Value        | \$282,997      |
| Previous Assessed     | \$257,270      |
| Assessor Market Value | \$285,006      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | FORT BEND               |
| Lot (acres)   | 0.15                    |
| Roof          | Composition Shingle     |
| Heating       | Central                 |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |
| View          | Interior                |

Patio · 120 ft²

Porch · 426 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED          | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|---------------|-----------|--------|--------|
| Jun 10, 2026 | Resale    | Deed          | \$319,200 | \$169  | \$240K |
| May 14, 2018 | Financing | Venders Lien  |           |        | \$184K |
| Jul 28, 2006 | Financing | Warranty Deed |           |        | \$137K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Austin Elementary School   | Elementary | PK-5   | 1.5 mi   |
| Briscoe Junior High School | Middle     | 7-8    | 4.1 mi   |
| Foster High School         | High       | 9-12   | 4.2 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

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>69</b><br>CRIME INDEX | <b>85</b><br>AIR POLLUTION | <b>70,172</b><br>POPULATION | <b>\$136K</b><br>MEDIAN IN-COME | <b>69°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|