

Single Family Residence **RESIDENTIAL**

3218 RIVER FOREST DR

RICHMOND, TX 77406

\$1,357,254 TopHap Estimate · \$271 / ft² · confidence 92 · as of Jul 14, 2026



5

BEDS

4

BATHS

5,010 ft²

LIVING AREA

2.13 ac

LOT SIZE

1998

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$1.4M

\$1.2M low

\$1.5M high

Est. Owner Equity

\$877,254

Loan-to-Value

37%

TAX & ASSESSMENT

Property Tax	\$16,923 (2025)
Assessed Value	\$1,248,146
Previous Assessed	\$1,248,146
Assessor Market Value	\$1,284,632

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.13
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Patio · 810 ft²

Porch · 781 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Sep 26, 2019	Financing	Venders Lien			\$480K
Oct 10, 1997	Financing	Grant Deed			\$67K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.6 mi
Foster High School	High	9–12	1.7 mi
Frost Elementary School	Elementary	KG–5	3.3 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.

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 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.

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 OWNERSHIP

Occupancy	Owner occupied
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