

Single Family Residence **RESIDENTIAL**

1206 GRAND RIVER DR

RICHMOND, TX 77406

\$1,227,587 TopHap Estimate · \$313 / ft² · confidence 91 · as of Jul 14, 2026



5

BEDS

4

BATHS

3,917 ft²

LIVING AREA

4.1 ac

LOT SIZE

2006

YEAR BUILT

2

STORIES

9

PARKING

VALUATION

\$1.2M

\$1.1M low

\$1.3M high

Est. Owner Equity

\$768,877

Loan-to-Value

40%

TAX & ASSESSMENT

Property Tax	\$8,322 (2025)
Assessed Value	\$1,027,333
Previous Assessed	\$1,027,333
Assessor Market Value	\$1,390,541

PROPERTY FACTS

Property Type	Single Family Residence
County	Fort Bend
Lot (acres)	4.10
Foundation	Mat/Raft Foundation (Slab)
Roof	Tile
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	No

Patio · 480 ft²

Porch · 508 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Apr 8, 2021	Financing	Intrafamily Transfer			\$459K
Apr 8, 2021	Financing	Intrafamily Transfer			
Dec 28, 2011	Financing	Warranty Deed			\$540K
Jun 30, 2006	Financing	Trustees Deed			\$425K
Apr 15, 2003	Financing	Grant Deed			\$55K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Frost Elementary School	Elementary	KG–5	1.9 mi
Briscoe Junior High School	Middle	7–8	3.8 mi
Foster High School	High	9–12	3.9 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

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.

OWNERSHIP

Occupancy	Owner occupied
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