

Single Family Residence **RESIDENTIAL**

3226 RIVER FOREST DR

RICHMOND, TX 77406

\$1,105,203 TopHap Estimate · \$262 / ft² · confidence 90 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,222 ft²

LIVING AREA

1.28 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

4

PARKING

VALUATION

\$1.1M

\$997K low

\$1.2M high

Est. Owner Equity

\$726,903

Loan-to-Value

33%

TAX & ASSESSMENT

Property Tax	\$13,098 (2025)
Assessed Value	\$990,477
Previous Assessed	\$990,477
Assessor Market Value	\$1,084,400

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	1.28
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Deck · 207 ft²

Patio · 207 ft²

Porch · 594 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Oct 27, 2010	Financing	Venders Lien			\$391K
Sep 27, 2010	Recorded document	Warranty Deed			
Sep 12, 2007	Financing	Venders Lien			\$360K
Apr 15, 2002	Financing	Grant Deed			\$458K

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.

|
 NEIGHBORHOOD · ZIP 77406

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

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

|
 OWNERSHIP

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