

Single Family Residence

**RESIDENTIAL**

# 323 RIVER RUN ST

BRAZORIA, TX 77422

**\$875,000** TopHap Estimate · \$270 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**1.5**

BATHS

**3,242 ft<sup>2</sup>**

LIVING AREA

**0.73 ac**

LOT SIZE

**1990**

YEAR BUILT

**2**

STORIES

**2**

PARKING

## VALUATION

**\$875K**

**\$804K low**

**\$946K high**

Last Sale

**\$638,400 · Jun 29, 2026**

Est. Owner Equity

**\$875,000**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,048 (2025) |
| Assessed Value        | \$698,680       |
| Previous Assessed     | \$651,139       |
| Assessor Market Value | \$698,680       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | BRAZORIA                |
| Lot (acres)   | 0.73                    |
| Roof          | Composition Shingle     |
| Heating       | Electric                |
| Cooling       | Central                 |
| Fireplace     | Yes                     |
| Pool          | Yes                     |

Patio · 160 ft²

Porch · 300 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT² | LOAN   |
|--------------|-----------|------------|-----------|--------|--------|
| Jun 26, 2026 | Resale    | Deed       | \$638,400 | \$197  | \$480K |
| May 21, 2004 | Financing | Grant Deed |           |        | \$196K |
| Nov 5, 1998  | Financing | Grant Deed |           |        | \$140K |

## ASSIGNED SCHOOLS

| SCHOOL                   | LEVEL      | GRADES | DISTANCE |
|--------------------------|------------|--------|----------|
| Sweeny Jr High School    | Middle     | 6–8    | 7.6 mi   |
| Sweeny Elementary School | Elementary | PK–5   | 7.8 mi   |
| Sweeny High School       | High       | 9–12   | 7.8 mi   |

District: Sweeny 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 77422

|                           |                            |                             |                                |                         |                        |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|
| <b>136</b><br>CRIME INDEX | <b>95</b><br>AIR POLLUTION | <b>17,079</b><br>POPULATION | <b>\$69K</b><br>MEDIAN IN-COME | <b>70°F</b><br>AVG TEMP | <b>58%</b><br>SUNSHINE |
|---------------------------|----------------------------|-----------------------------|--------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|