

Single Family Residence **RESIDENTIAL**

3711 RIVER FOREST DR

RICHMOND, TX 77406

\$1,247,182 TopHap Estimate · \$310 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

4,027 ft²

LIVING AREA

2.67 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

2

PARKING

VALUATION

\$1.2M

\$1.2M low

\$1.3M high

Est. Owner Equity

\$831,982

Loan-to-Value

35%

TAX & ASSESSMENT

Property Tax	\$6,670 (2025)
Assessed Value	\$1,006,800
Previous Assessed	\$1,006,800
Assessor Market Value	\$1,006,800

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.67
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Pool W/Hot Tub/Spa

Deck · 126 ft²

Patio · 1,547 ft²

Porch · 592 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 27, 2014	Financing	Warranty Deed			\$415K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.0 mi
Foster High School	High	9–12	1.1 mi
Frost Elementary School	Elementary	KG–5	3.4 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
-----------	-----------------------