

Single Family Residence **RESIDENTIAL**

3811 RIVER FOREST DR

RICHMOND, TX 77406

\$1,279,448 TopHap Estimate · \$290 / ft² · confidence 95 · as of Jul 14, 2026

3
BEDS

3
BATHS

4,411 ft²
LIVING AREA

2.92 ac
LOT SIZE

2004
YEAR BUILT

1
STORIES

2
PARKING

VALUATION

\$1.3M

\$1.2M low

\$1.3M high

Last Sale

\$1,266,825 · Mar 10, 2026

Est. Owner Equity

\$326,948

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax

\$15,321 (2025)

Assessed Value

\$1,140,202

Previous Assessed

\$1,036,547

Assessor Market Value

\$1,406,504

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	FORT BEND
Lot (acres)	2.92
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached
Pool	Yes
View	Rural

Patio · 221 ft²

Porch · 857 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 6, 2026	Financing	Venders Lien			\$953K
Aug 11, 2020	Financing	Venders Lien			\$510K
Apr 28, 1998	Recorded document	Grant Deed			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	0.9 mi
Foster High School	High	9–12	1.0 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
-----------	----------------