

Single Family Residence **RESIDENTIAL**

3606 RIVER FOREST DR

RICHMOND, TX 77406

\$1,781,012 TopHap Estimate · \$296 / ft² · confidence 92 · as of Jul 14, 2026



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4

BEDS

4

BATHS

6,014 ft²

LIVING AREA

2.57 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

5

PARKING

VALUATION

\$1.8M

\$1.6M low

\$1.9M high

Est. Owner Equity

\$1,781,012

TAX & ASSESSMENT

Property Tax	\$23,134 (2025)
Assessed Value	\$1,666,500
Previous Assessed	\$1,666,500
Assessor Market Value	\$1,666,500

PROPERTY FACTS

Property Type	Single Family Residence
Style	Conventional
County	Fort Bend
Lot (acres)	2.57
Foundation	Mat/Raft Foundation (Slab)
Roof	Composition Shingle
Heating	Central
Cooling	Central
Fireplace	Yes
Garage	Mixed
Pool	Pool W/Hot Tub/Spa

Patio · 1,260 ft²

Porch · 657 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Mar 27, 2023	Financing	Warranty Deed			
Mar 15, 2023	Financing	Venders Lien			\$1.1M
Jul 30, 2020	Financing	Venders Lien			\$940K
Jul 15, 2014	Financing	Intrafamily Transfer			\$676K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Briscoe Junior High School	Middle	7–8	1.2 mi
Foster High School	High	9–12	1.3 mi
Frost Elementary School	Elementary	KG–5	3.4 mi

District: Lamar Consolidated Independent School District



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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